



Gainsborough Avenue, Manor Park E12 6JJ

£3,300

Welcome to this charming property located on Gainsborough Avenue in the sought-after area of Manor Park. This delightful semi-detached house boasts ample space with 1 reception room, 5 bedrooms, and 3 bathrooms, making it an ideal home for a growing family.

Situated in a convenient location, this property offers on-street resident permit parking, ensuring you'll never have to worry about finding a parking space after a long day. The presence of a garden provides a lovely outdoor space where you can relax and unwind or entertain guests on sunny days.

With its generous number of bedrooms and bathrooms, this property offers versatility and comfort, allowing you to create the perfect living space to suit your needs. Whether you're looking for a peaceful retreat or a place to host family and friends, this house has the potential to be the perfect setting for your new chapter.

Don't miss out on the opportunity to make this house your home and enjoy all the benefits of living in this wonderful neighbourhood. Contact us today to arrange a viewing and take the first step towards owning this fantastic property on Gainsborough Avenue.

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WC

5'8" x 9'9" (1.74 x 2.98)

Reception Room

15'5" x 12'10" (4.72 x 3.93)

Kitchen

18'7" x 13'8" (5.68 x 4.19)

Bedroom 1

9'7" x 12'0" (2.93 x 3.68)



Bedroom 3

10'10" x 15'7" (3.32 x 4.77)



Bedroom 4

7'5" x 16'4" (2.27 x 5)

En Suite 1

3'11" x 4'7" (1.2 x 1.42)



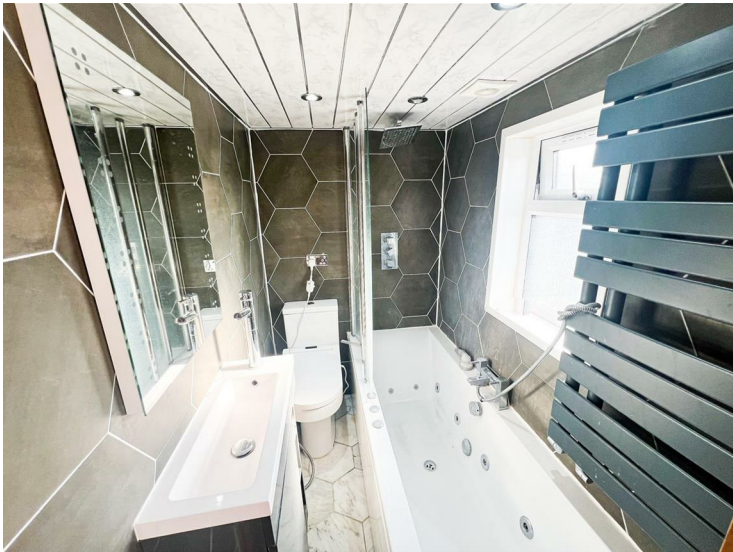
Bedroom 2

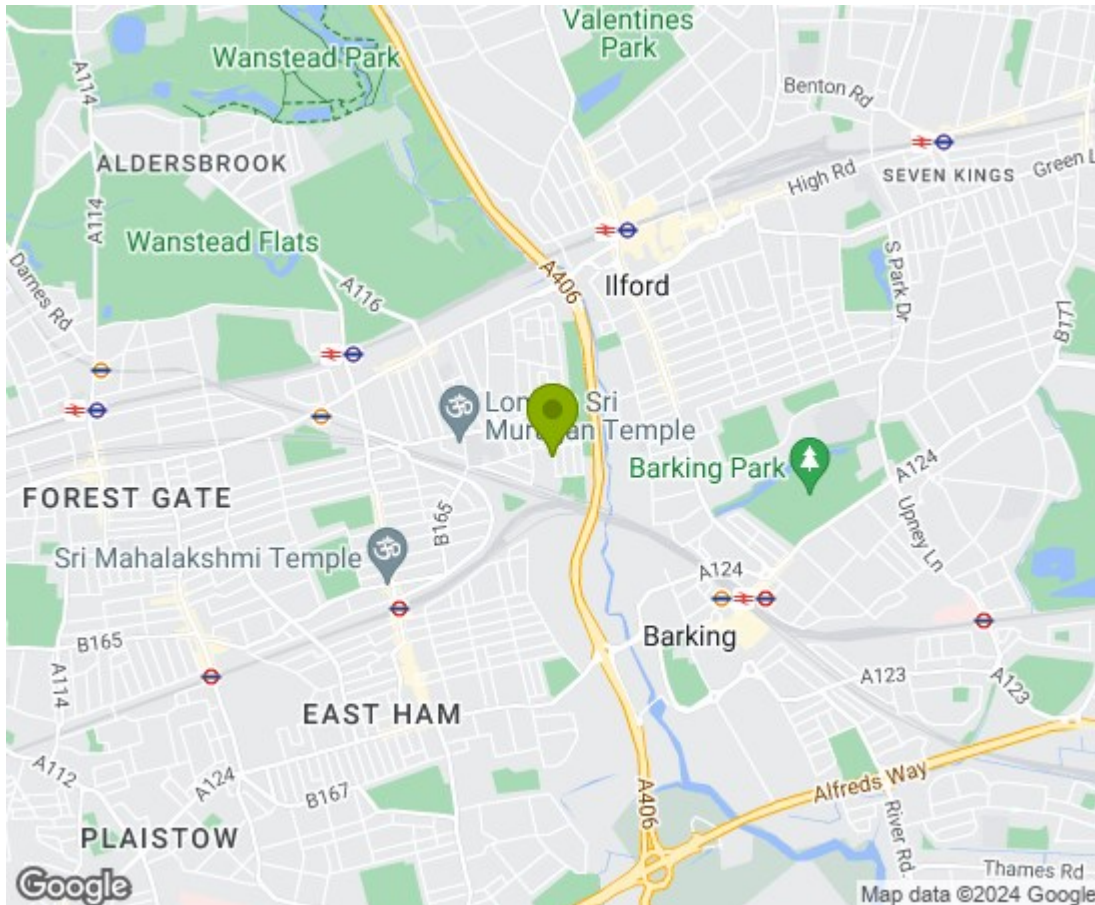
11'8" x 8'11" (3.58 x 2.73)



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En Suite 2
4'6" x 6'5" (1.38 x 1.98)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	74

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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