



Second Avenue, Manor Park, E12 6EN

Guide Price £550,000









# Second Avenue

Manor Park, E12 6EN

Local Authority: Newham

Tax Band: D

- GUIDE PRICE £550,000 to £575,000
- TWO RECEPTION
- OWN DRIVEWAY
- Scope to Extend (stpp)
- Guest WC
- FOUR BEDROOM HOUSE
- KITCHEN DINER
- EPC Rating 66D
- CHAIN FREE
- Family Bathroom

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Sandra Davidson are pleased to offer FOR SALE a wonderful opportunity to acquire a terraced family home on a residential turning in MANOR PARK. The property features; Reception, Lounge, Guest WC and Kitchen/Diner on the ground floor with FOUR BEDROOMS and Bathroom on the first floor. Externally the property offers a LOW MAINTANANCE 30' REAR GARDEN with off street parking to front on OWN DRIVE. The property is situated off Romford Road within walking distance to Woodgrange UNDERGROUND STATION, local shops, amenities and is OFFERED CHAIN FREE.

This property can only be appreciated by an internal inspection, OFFERS SCOPE TO MODERNISE/EXTEND (stpp) and comprises:-

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## Entrance

Via glazed UPVc door into entrance hall with fitted carpet, light, decorative ceiling architraves and mouldings, stairs leading down to cellar, carpeted stairs to first floor, doors to:

## Reception

15'9" x 12'2" (4.80m x 3.72m)

Double glazed bay window to front, radiator, ceiling rose with inset light, wall mounted lights, double doors to:

## Lounge

12'0" x 10'6" (3.67m x 3.20m)

Double glazed window to rear, radiator, fitted carpet, ceiling rose with inset light

## Kitchen/Diner

19'0" x 11'0" (5.80m x 3.36m)

Fitted wall and base units, work surface with tiled upstand, four ring gas hob, one and half bowl sink with drainer, space and services for washing machine, light, radiator, double glazed bay window to rear

## Lobby

door to rear garden further door to:

## WC

Low level WC, wall hung hand wash basin, double glazed window to flank, light

### First Floor Landing

fitted carpet, light, fitted cupboard, access to loft space, doors to:

### Bedroom One 14'10" x 15'10" (4.51m x 4.82m)

Double glazed bay window to front, further double glazed window to front, fitted carpet, light, fitted cupboards, radiator

### Bedroom Two 12'2" x 10'5" (3.70m x 3.17m)

Double glazed window to rear, fitted carpet, light, fitted cupboard, radiator

### Bedroom Three 8'2" x 8'0" (2.50m x 2.44m)

Double glazed window to flank, fitted carpet, fitted cupboard, radiator, light

### Bedroom Four 12'5" x 10'11" (3.79m x 3.34m)

Double glazed bay window to rear, fitted carpet, fitted cupboard, radiator, light

### Bathroom

Suite comprising; bathtub with shower over, pedestal hand wash basin, low level WC, tiled walls, double glazed window to flank, light

### Exterior 32'9" (10m)

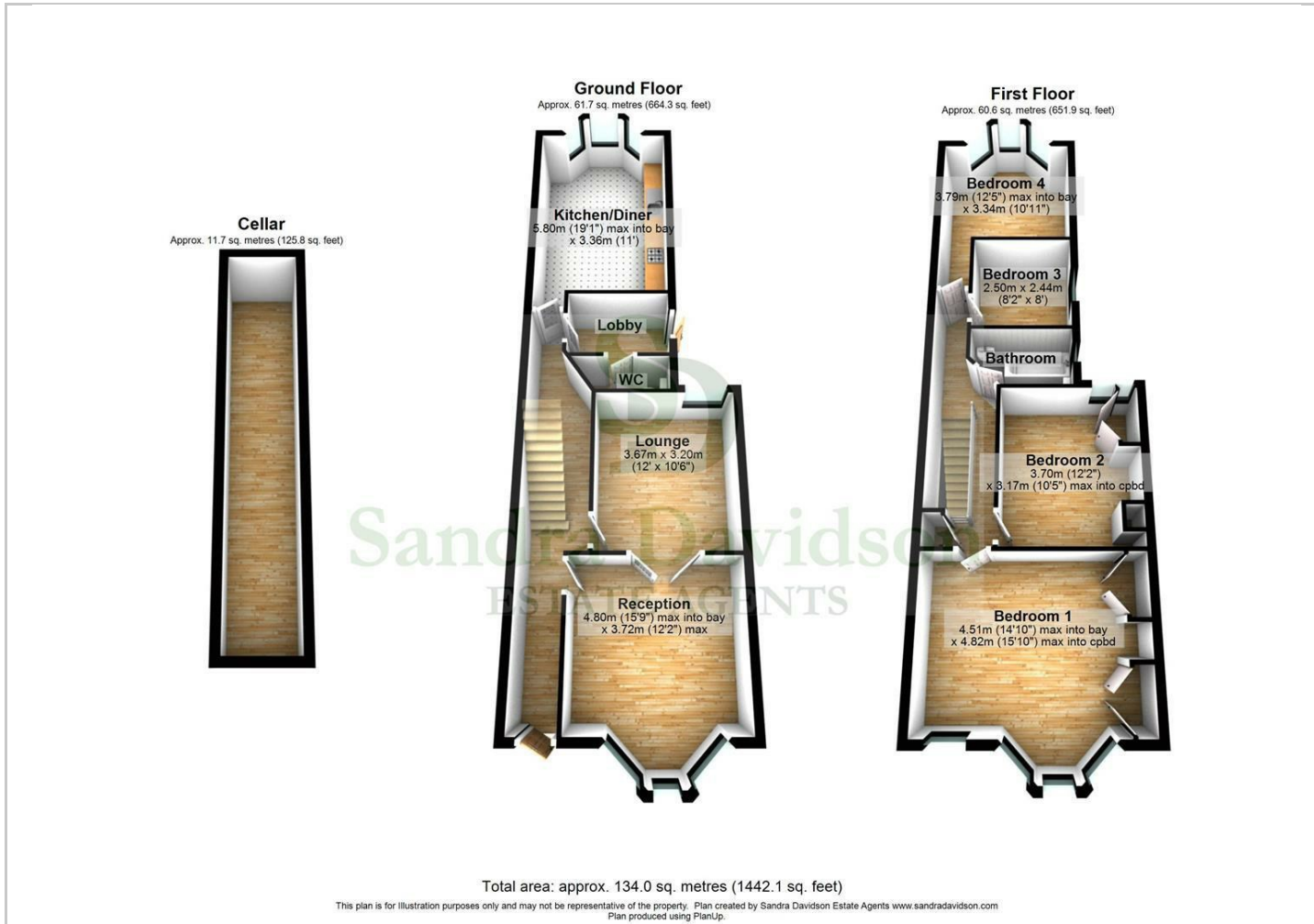
The rear garden measures approx 33'

To the front is off street parking on OWN DRIVEWAY

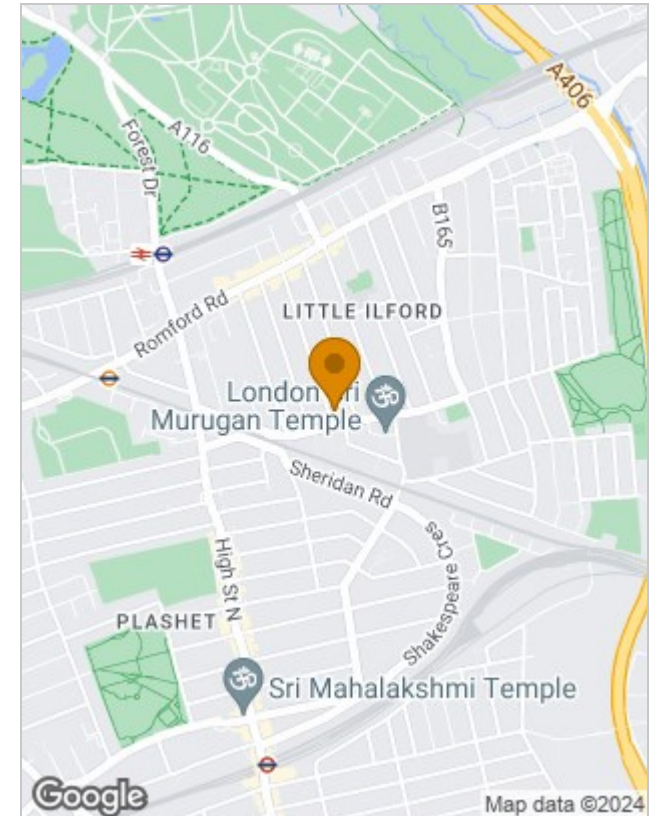




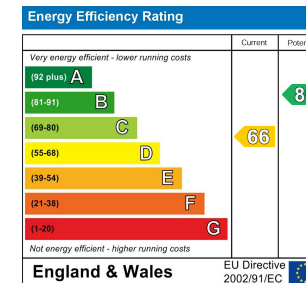
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.