



Parkhurst Road, Manor Park, E12 5QU

Guide Price £600,000





Parkhurst Road

Manor Park, E12 5QU

Local Authority:
Tax Band:

- Off Street Parking
- Chain Free!!!
- Easy Access to A406
- Good Schools Catchment
- Close to Local Shops & Amenities
- Own Gated Side Access
- Low Maintenance Rear Garden
- Close to Local Transport Links
- Close to Little Ilford Park
- EPC TBC

GUIDE PRICE £600,000 TO £650,000

CHAIN FREE

Welcome to this charming property located on Parkhurst Road in the desirable area of Manor Park. This delightful house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With four double bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The property features two modern bathrooms, ensuring convenience and comfort for all residents. Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of city life.

One of the standout features of this property is the parking space available for two vehicles, providing ease and convenience for those with cars. Whether you're hosting a gathering or simply returning home after a long day, parking will never be an issue.

Don't miss the opportunity to make this house your home. With its ideal location, generous living space, and convenient amenities and transport links, this property on Parkhurst Road is truly a gem waiting to be discovered. Contact us today to arrange a viewing and take the first step towards your new beginning in Manor Park.



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Entrance

Via double glazed sliding door into entrance porch with tiled flooring, cladded ceiling, door into entrance hall with tiled flooring, lights, radiator, under stair storage, storage cupboard, doors to:

Open Plan living 24'7" x 16'0" (7.49m x 4.87m)

Double glazed windows to front and rear with radiators under, laminate flooring, additional radiator, spotlights inset to ceiling

Kitchen 10'8" x 10'4" (3.25m x 3.14m)

Range of fitted wall and base units, integrated four ring gas hob, integrated oven, one bowl sink with drainer, integrated fridge/freezer, radiator, tiled walls and flooring, double glazed window to front, spotlights inset to ceiling

Utility 7'1" x 8'11" (2.16m x 2.73m)

Tiled flooring, wall-mounted boiler, light

Shower Room 8'0" x 2'7" (2.44m x 0.78m)

Suite comprising power shower, hand wash basin, low level WC, sensor light, tiled walls and flooring, double glazed window to front

Landing

Via stairs with fitted carpet, ceiling light, doors to:

Bedroom 1 14'0" x 9'7" (4.27m x 2.93m)

Double glazed window to front with radiator under, laminate flooring, ceiling light



Bedroom 2 10'3" x 12'0" (3.12m x 3.65m)
Double glazed window to rear with radiator under, laminate flooring, ceiling light

Bedroom 3 10'11" x 9'0" (3.32m x 2.74m)
Double glazed window to front with radiator under, laminate flooring, ceiling light

Bedroom 4 10'6" x 13'0" (3.19m x 3.95m)
Double glazed window to rear with radiator under, laminate flooring, ceiling light

Bathroom 5'5" x 5'10" (1.65m x 1.79m)
Suite comprising bathtub with power shower and shower screen, tiled walls and flooring, hand wash basin inset to vanity unit, low level WC, double glazed window to front, cladded ceiling, spotlights inset to ceiling, chrome plated heated towel rail, bidet hose.

Exterior 15'6" (4.73m)

Additional Information

Local Authority: Newham

EPC TBC

Council Tax Band: D

Agent's Note

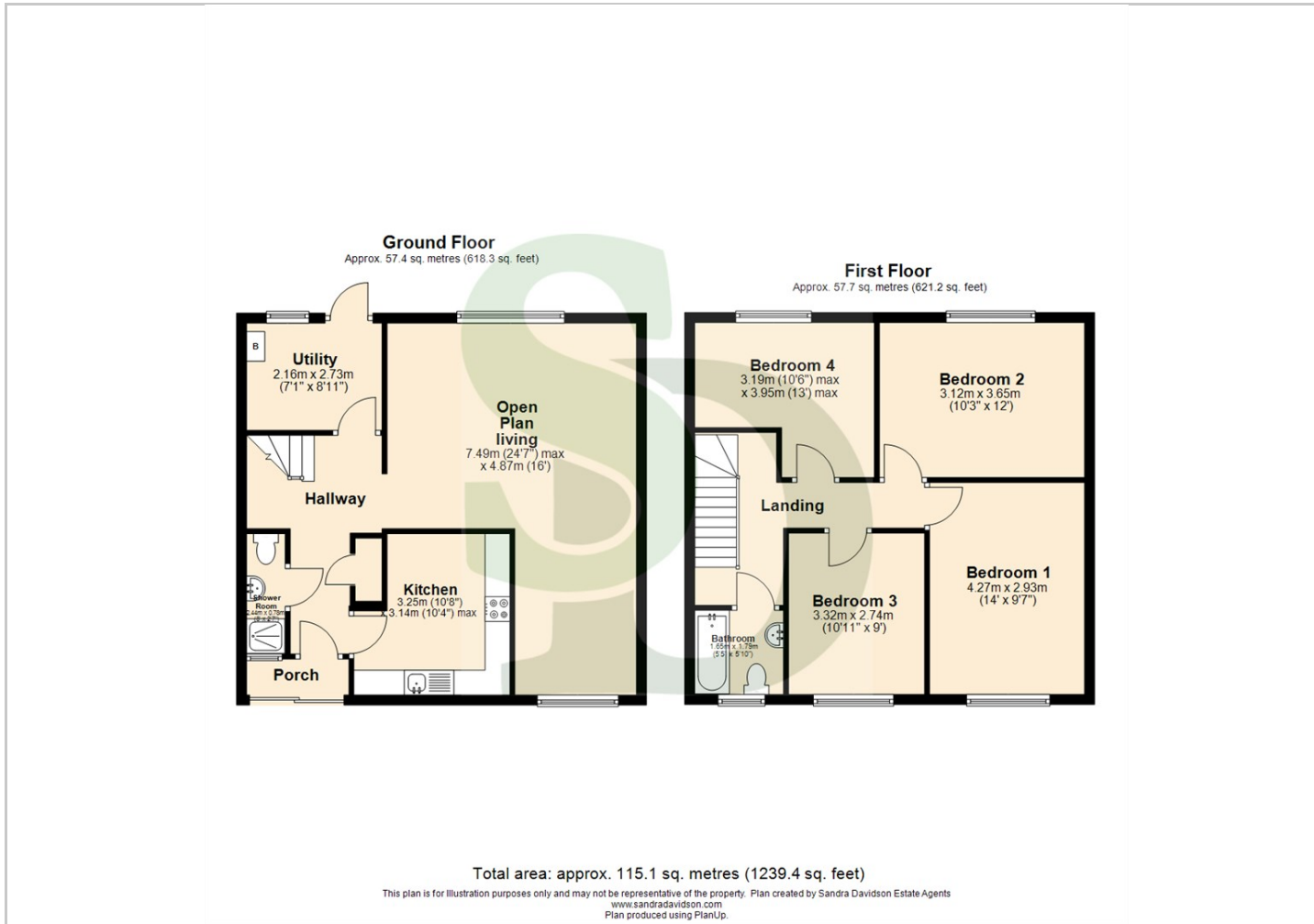
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents







Floor Plans



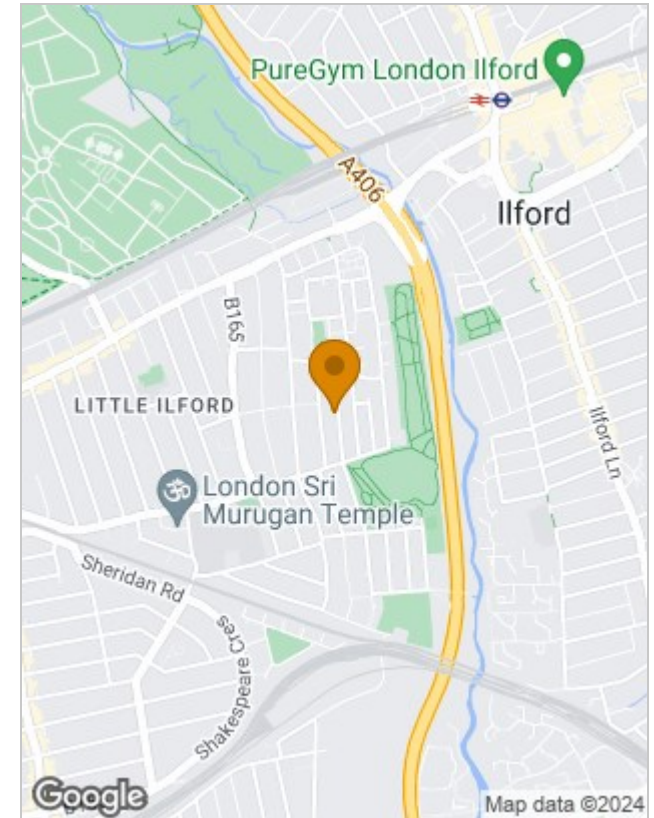
Viewing

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	