



Dore Avenue, Manor Park, E12 6JU

Offers Over £420,000



# Dore Avenue

Manor Park, E12 6JU

Local Authority: Newham

Tax Band: C

- Solar Panels
- Easy Access to A406
- Ideal Investment Opportunity
- Close to Local Shops & Amenities
- End-Terrace Family Home
- Close to Little Ilford Park
- Perfect for First Time Buyers
- Scope to Extend (s.t.p.p)
- 3D Virtual Tour Available
- EPC 61D

\*\*\* 3D VIRTUAL TOUR AVAILABLE \*\*\*

Sandra Davidson are pleased to present this charming two/three-bedroom family home located on Dore Avenue in Manor Park. Situated just moments away from the picturesque Little Ilford Park, this property offers a wonderful blend of convenience and tranquillity.

As you step into the house, you are greeted by a spacious reception room, creating a warm and inviting atmosphere. The reception room provides ample space for comfortable seating arrangements and is perfect for both relaxation and entertaining guests.

You will also find a three-piece family bathroom and fitted kitchen on the ground floor..

Ascending to the first floor you will find two bedrooms, with a third room which can be used as an additional bedroom or home office/study.

Externally there is a low maintenance rear garden with own side access!

Located in Manor Park, this property enjoys a prime position close to Little Ilford Park. You'll have the opportunity to explore the beautiful green spaces, take leisurely walks, or enjoy picnics with family and friends. Additionally, the area offers easy access to a range of amenities, including shops, restaurants, and excellent transport links, ensuring that all your daily needs are within reach.

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## Entrance

Via glazed door into entrance porch, further door to:

## Lounge

25'9" x 12'4" (7.85m x 3.77m)

Double glazed square bay window to front with radiator under, laminate flooring, two ceiling lights, double glazed window to rear, further radiator

## Bathroom

6'10" x 5'5" (2.09m x 1.66m)

Suite comprising low level WC, pedestal hand wash basin, bathtub with power shower and shower screen, chrome plated heated towel rail, wall-mounted extractor fan, tiled walls and flooring, light, obscure double glazed window to flank

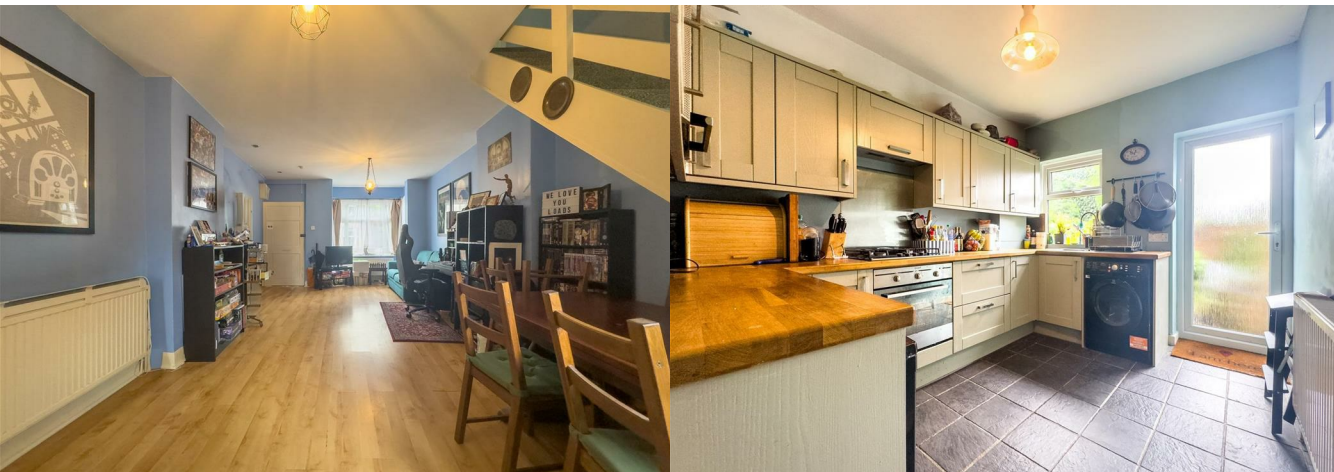
## Kitchen

11'0" x 8'8" (3.36m x 2.63m)

Range of fitted wall and base units, integrated microwave, integrated five-ring gas hob, integrated oven, space and services for washing machine, space for under-counter fridge, space for under-counter freezer, one bowl sink with drainer, radiator, tiled flooring, double glazed window to rear, obscure double glazed door to rear

## Landing

Via stairs with fitted carpet, light, access to loft hatch, doors to:





**Bedroom 1** 9'8" x 9'1" (2.94m x 2.76m)  
Double glazed window to rear with radiator under, fitted carpet, fitted wardrobe, ceiling light

**Bedroom 2** 11'2" x 6'0" (3.41m x 1.84m)  
Double glazed window to front, radiator, fitted carpet, fitted wardrobe, ceiling light

**Bedroom 3/Study** 9'9" x 6'0" (2.97m x 1.83m)  
Double glazed window to front with radiator under, fitted carpet, ceiling light

**Loft Room** 12'11" x 12'4" (3.94m x 3.75m)  
Access via a hatch with a pull-down ladder from the landing, fitted carpet, ceiling light, power points, skylight to rear

**Exterior**  
The low maintenance garden is accessed from the kitchen at the rear of the property and there is also own side access to the garden.

**Additional Information**  
Local Authority: Newham  
Council Tax Band C  
EPC 61D

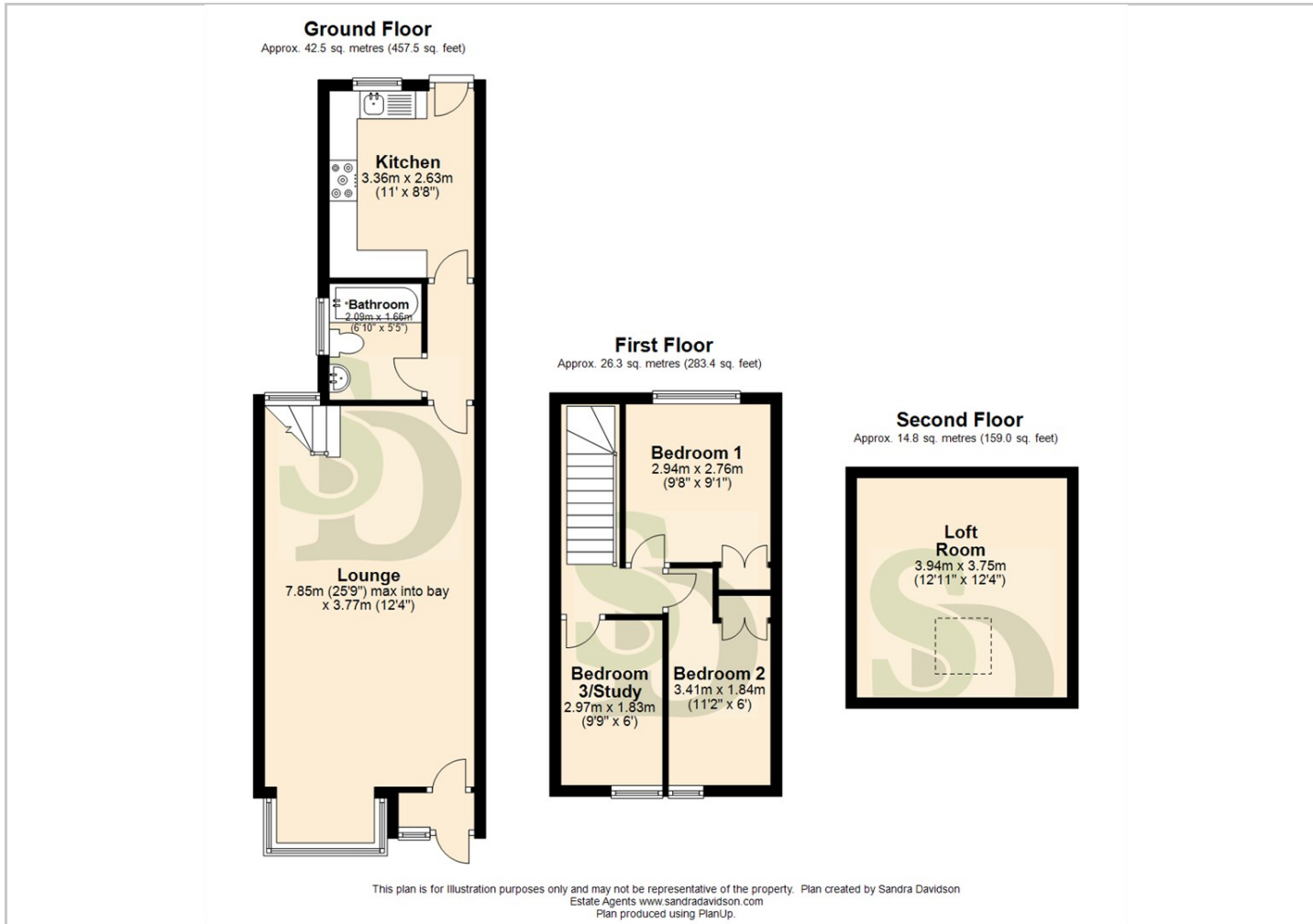
**Agent's Note**  
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents



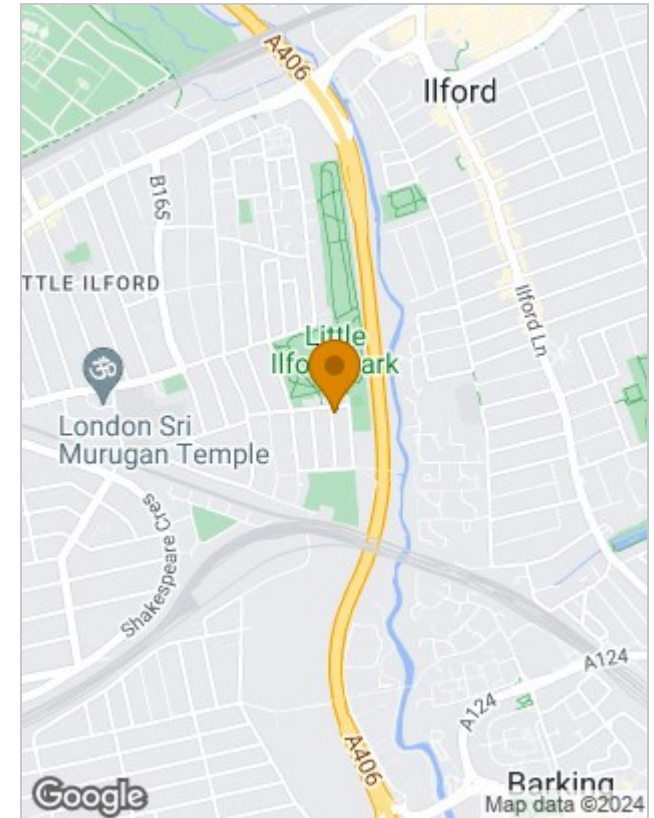




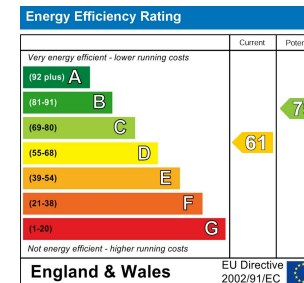
## Floor Plans



## 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.