



Salisbury Road, London, E12 6AB

Offers In Excess Of £550,000



Salisbury Road

London, E12 6AB

Local Authority: NEWHAM

Tax Band: C

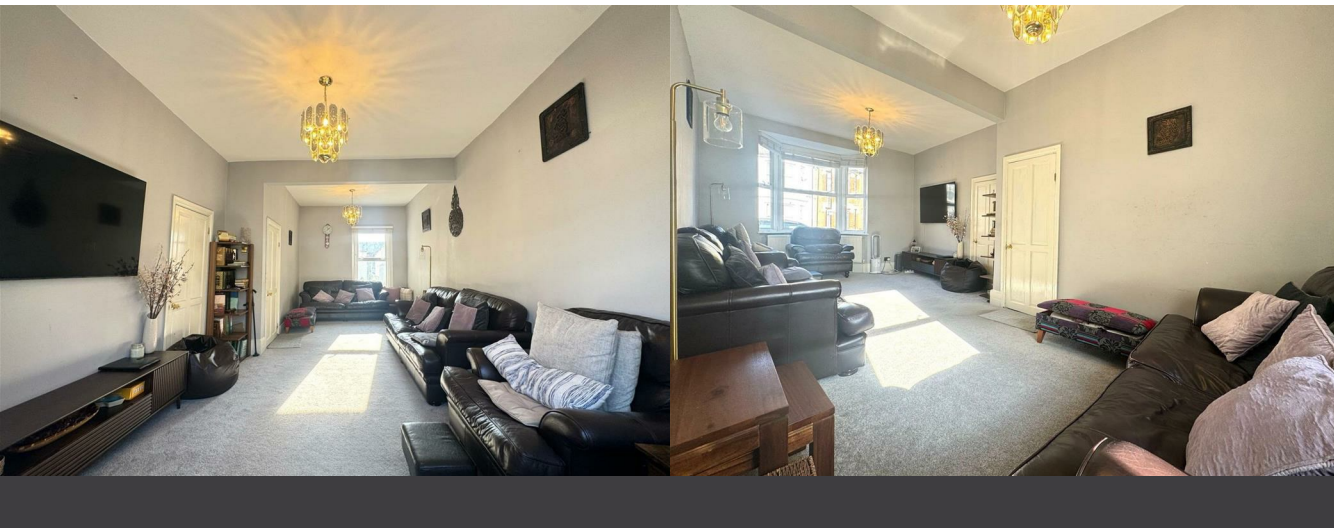
- THREE BEDROOM HOUSE
- WITHIN WALKING DISTANCE TO MANOR PARK STATION
- LOCAL SHOPS AND AMENITIES NEARBY
- CAN SELL CHAIN FREE SUBJECT TO OFFER
- TWO LARGE RECEPTIONS
- EASY ACCESS TO STRATFORD
- EPC RATING: TBC

Nestled on Salisbury Road in MANOR PARK, this charming three-bedroom house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a generous through lounge reception, perfect for entertaining guests or enjoying family time. Adjacent to this, a large dining area flows seamlessly into a well-appointed kitchen, which is complemented by an extended utility room. Convenience is further enhanced by a ground floor wet room, making it ideal for busy households.

Ascending to the first floor, you will find three well-proportioned double bedrooms, providing ample space for relaxation and rest. A family bathroom completes this level, ensuring that all your needs are met.

The location is particularly advantageous, being within walking distance to Manor Park Station, which offers excellent transport links to Stratford, Wanstead, North Ilford, and a variety of local amenities. This accessibility makes it an ideal choice for commuters and families alike.

This delightful family home is offered chain-free, subject to offer, allowing for a smooth transition into your new abode. With its spacious layout and prime location, this property is not to be missed.



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ENTRANCE 21'0" x 6'7" (6.40m x 2.00m)
Via enclosed porch with glazed door into hall with: wood flooring, light, carpeted stairs to first floor, access to under stair storage, doors to:

THROUGH LOUNGE RECEPTION 24'9" x 12'7" (7.55m x 3.83m)
Double glazed bay window to front, two radiators, two ceiling roses with inset lights, fitted carpet, decorative coving, original fire place.

DINING ROOM 9'6" x 11'5" (2.90m x 3.49m)
Double glazed window to side, double glazed door to rear into kitchen, two radiators, fitted laminated flooring, light, door to:

KITCHEN 6'11" x 11'5" (2.10m x 3.49m)
Fitted wall and base units, work surface with Metro tiled back splash, one bowl sink with drainer, four ring gas hob with extractor hood over, integrated oven, space and services for washing machine, wall mounted boiler, tiled flooring, light, double glazed window to rear, double glazed door to rear into garden



UTILITY AREA 10'10" x 10'7" (3.29m x 3.22m)
cupboard, free standing tumble dryer and washing machine.

GROUND FLOOR WET ROOM 9'5" x 2'11" (2.86m x 0.88m)
Low level WC, tiled walls, tiled flooring, light, hand wash basin and wet area

BEDROOM ONE 12'8" x 15'7" (3.86m x 4.74m)
Double glazed bay window to front, radiator, fitted carpet, light

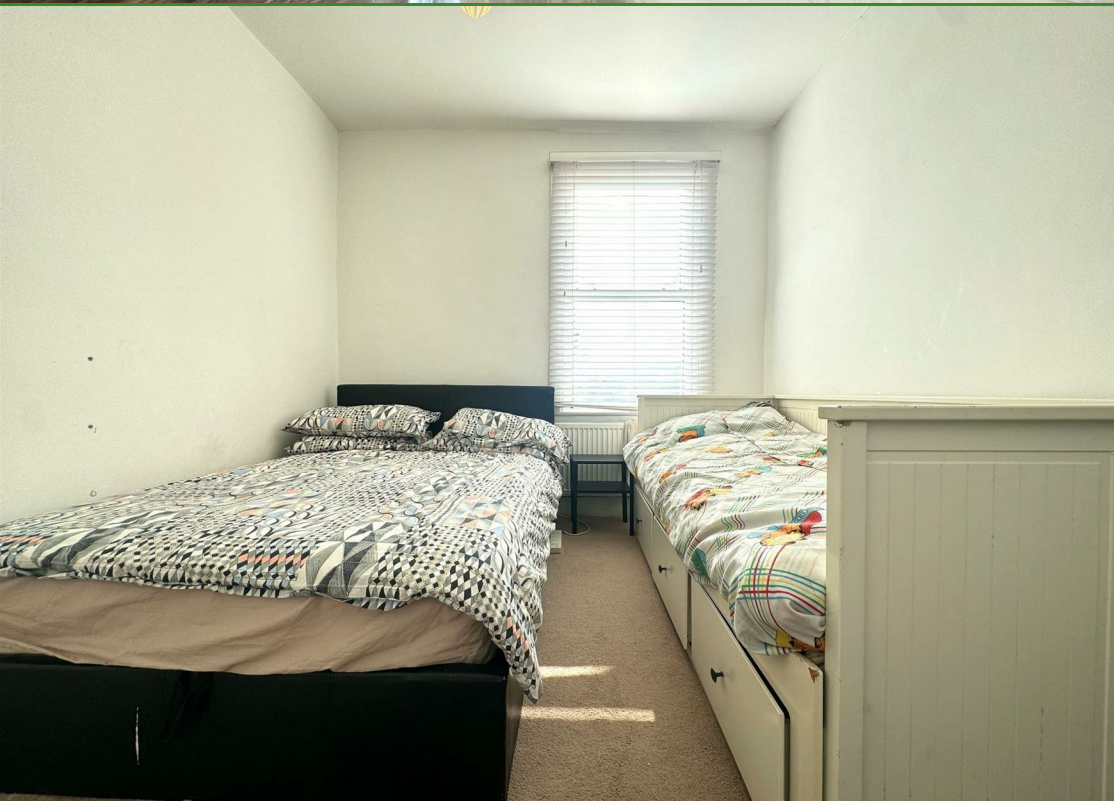
BEDROOM TWO 10'6" x 9'11" (3.21m x 3.02m)
Double glazed window to rear, radiator, fitted carpet, light

BEDROOM THREE 9'6" x 10'11" (2.90m x 3.32m)
Double glazed window to rear, radiator, fitted carpet, light

FIRST FLOOR BATHROOM 7'0" x 5'11" (2.13m x 1.80m)
Panel enclosed bath with mixer tap, shower attachment and glazed side screen, wash hand basin and mixer tap, low level wc, storage cupboard, access to loft, double radiator, tiled walls, spotlights to ceiling, obscure double glazed window

EXTERIOR 55 (16.76m)
The rear garden measures approximately 55'







Floor Plans

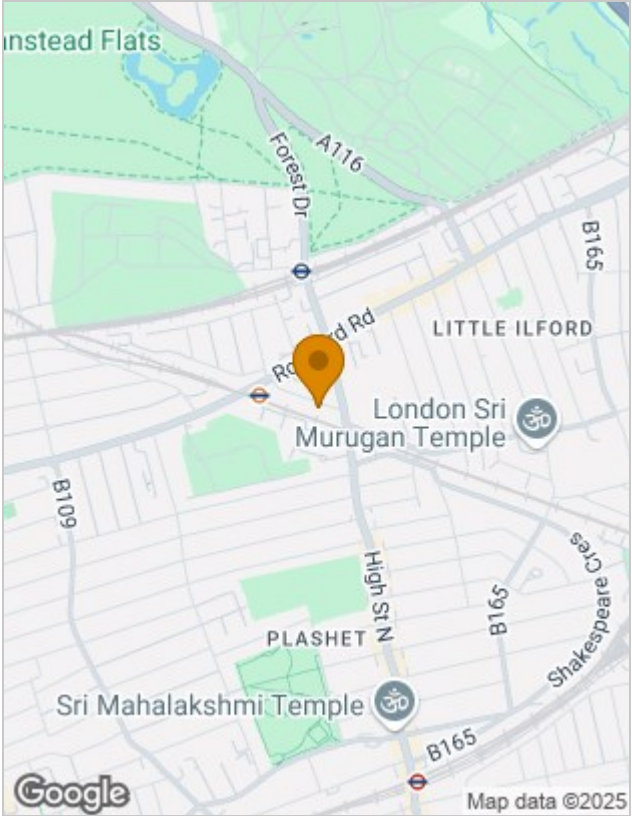


Viewing

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.

Location Map



Energy Performance Graph

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		
England & Wales		EU Directive 2002/91/EC