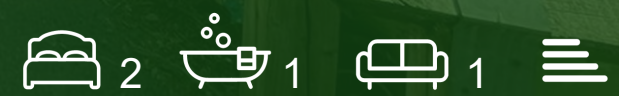




Florence Elson Close, Manor Park, E12 5NY

£2,100









# Florence Elson Close

Manor Park, E12 5NY

- EPC RATING D
- Lounge
- Bathroom
- Close to public transport
- Two bedrooms
- Kitchen
- Off street parking

Nestled in the charming area of Florence Elson Close, Manor Park, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The well-proportioned bedrooms provide a peaceful retreat, ensuring a restful night's sleep.

The property features a modern bathroom, thoughtfully designed to meet all your needs. The kitchen is functional and well-equipped, making meal preparation a pleasure.

One of the standout features of this home is the parking space available for one vehicle, a valuable asset in this bustling area. The location itself is superb, with easy access to local amenities, parks, and excellent transport links, making it an ideal choice for families and professionals alike.

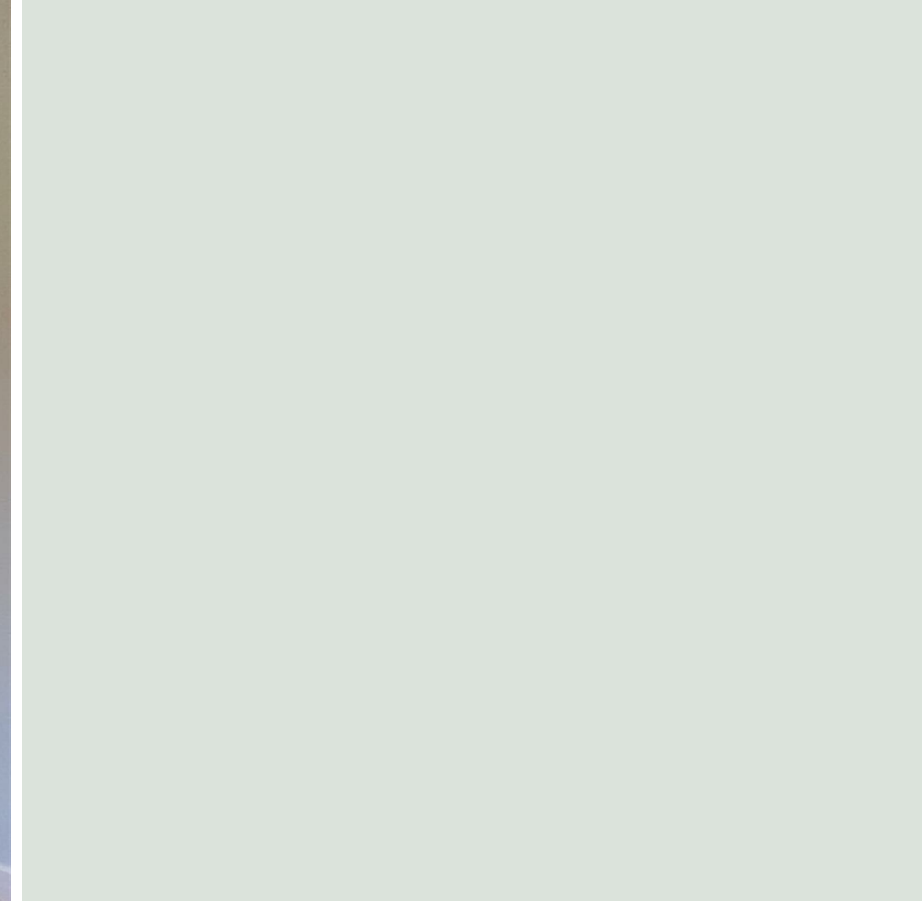
This house is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community. Whether you are looking to buy or rent, this property is sure to impress with its charm and practicality. Don't miss the chance to make this lovely house your new home.

£2,100



ENTRANCE	
LOUNGE	14'2" x 12'4" (4.34m x 3.76m)
KITCHEN	11'8" x 8'1" (3.57m x 2.47m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	14'4" x 6'10" (4.37m x 2.10m)
BEDROOM TWO	11'6" x 8'1" (3.53m x 2.47m)
BATHROOM	9'11" x 5'1" (3.04m x 1.56m)
AGENTS NOTE	





Directions

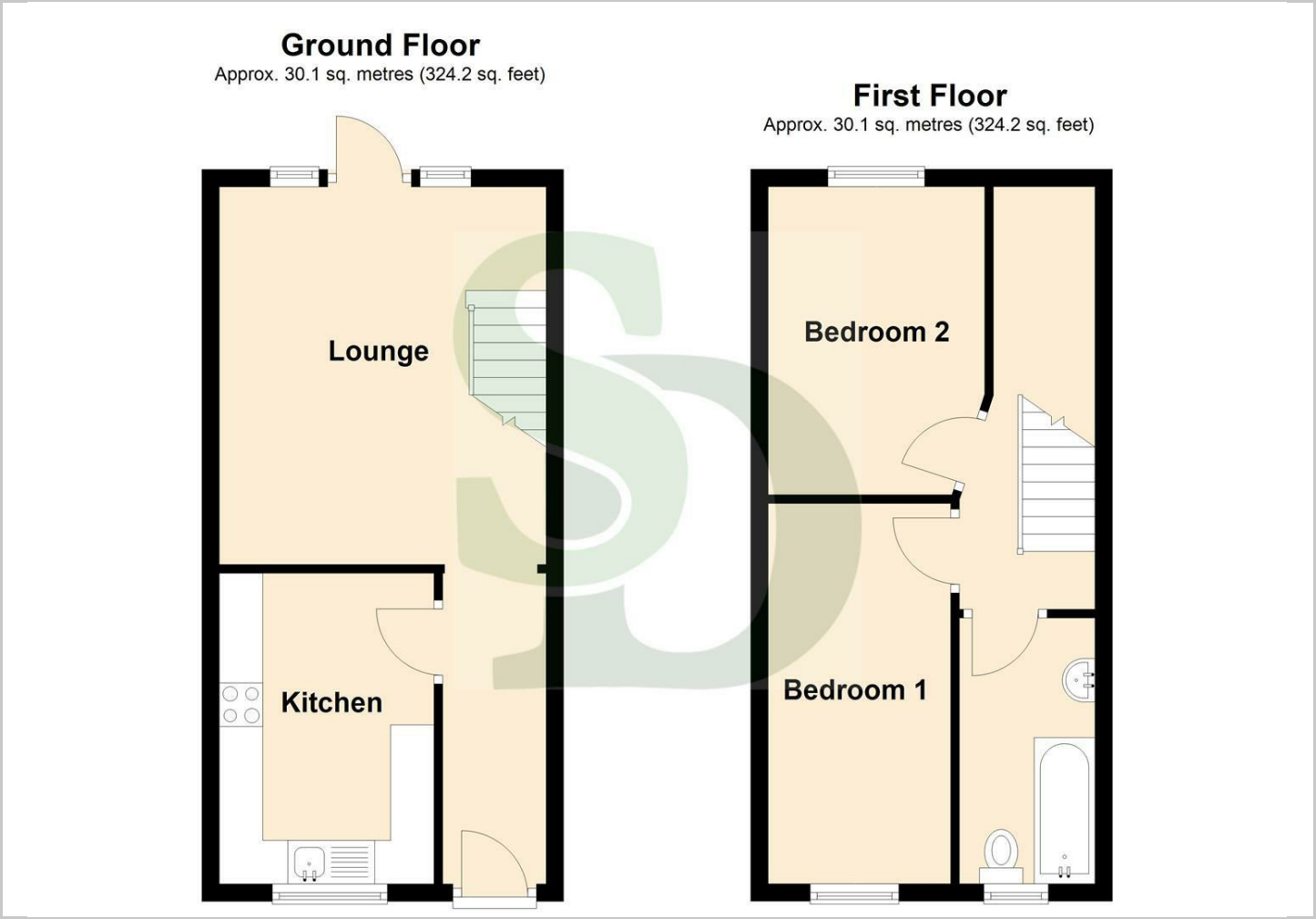








Floor Plans

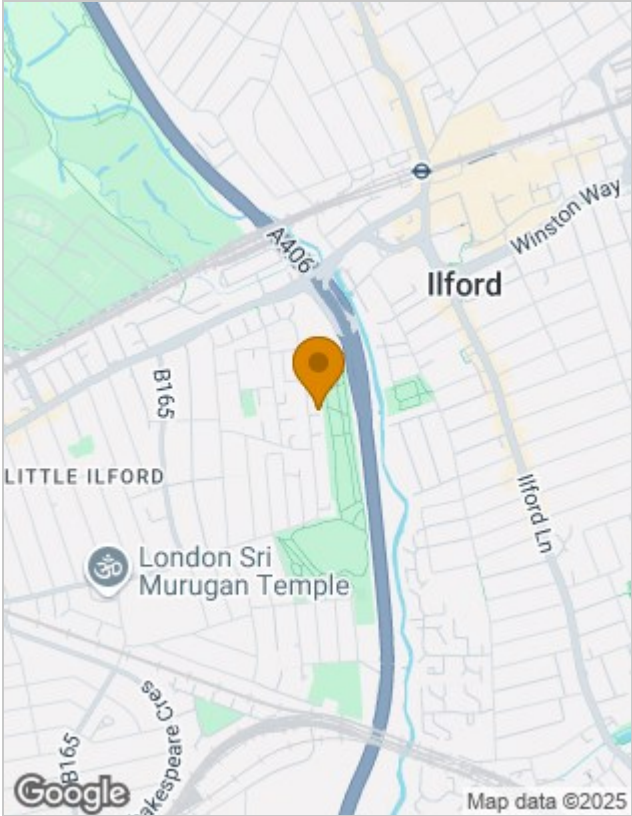


Viewing

Please contact our Redbridge Lettings 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