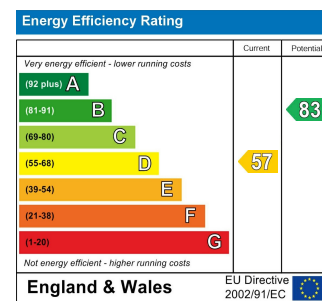
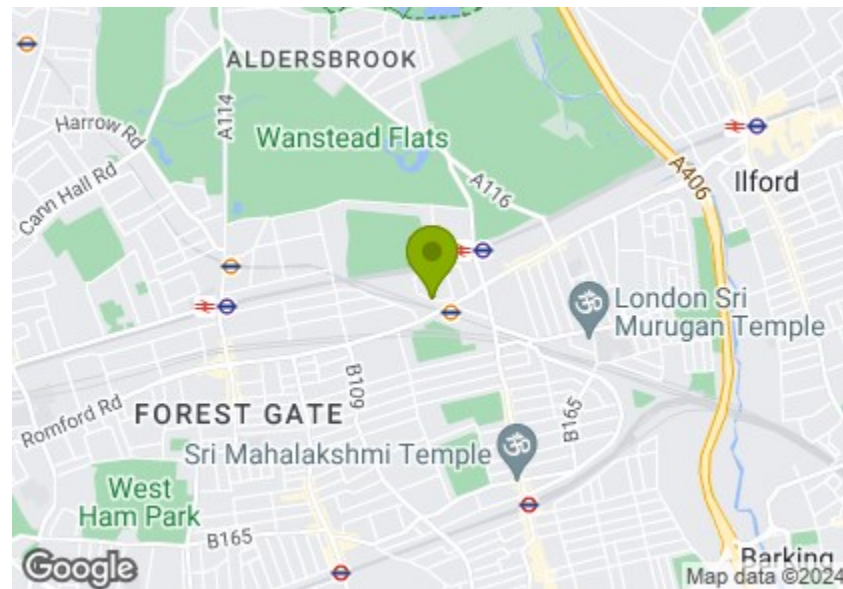




Total Area (Excluding Cellar and Outdoor Storage): 93.4 m<sup>2</sup> ... 1005 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## CLARENCE ROAD, MANOR PARK

### Offers In Excess Of £600,000 Freehold 3 Bed House - Mid Terrace



#### Features:

- Victorian Terraced House
- Three Bedrooms
- Sought After Durham Road Conservation Area
- Private Garden
- Cellar
- Ground Floor WC
- Close To Manor park Station

In this quiet, leafy conservation area you'll find your charming, three bedroom Victorian terrace, with its own private garden and cellar. With two stations and Wanstead Flats nearby, links to nature and the City are at your fingertips.

You'll be in the City in just twenty three minutes door to door, by strolling over to Manor Park station and taking one of the direct Elizabeth line trains to Liverpool Street.

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0203 397 2222

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0203 369 6444

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0203 397 9797

**E18 & IG8**  
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0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
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0208 520 3077

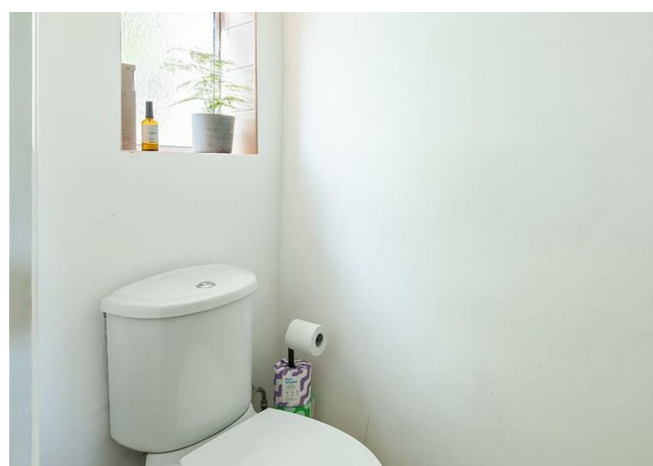
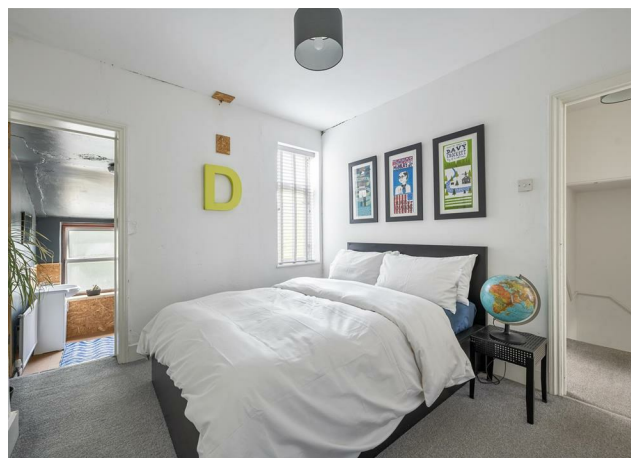
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**IF YOU LIVED HERE...**

Your bright, inviting and dual aspect open plan reception rooms are bathed in natural light from the bay window to the front, and garden views to the rear. Lovingly restored timber flooring flows through all 310 square feet, passing a tiled arched fireplace and leading into your striking kitchen. This warm, innovative cooking area features bespoke cabinetry and a double stainless steel sink with industrial hosetap. From here, step out into your private garden where you'll find patio, flowerbeds, vegetable patch, lawn and some useful outdoor storage.

A second door from your garden leads back into your hallway, where you'll find the convenient ground floor WC and stairs down to your cellar. Head upstairs, to the first floor, where you'll find three generous bedrooms and your bathroom. Your principal sleeper has 200 square feet of floorspace and a large bespoke wardrobe. Your second and third bedrooms both have windows overlooking the garden. Your characterful bathroom is a bold mix of matt grey paintwork and statement timber shaving panelling, complete with a stroll in shower.

A ten minute walk from your new front door takes you to the expansive, natural grasslands of Wanstead Flats. From this lush gateway to Epping Forest you have endless opportunities for exploration on foot or by bike. If you fancy a bite to eat on your way home from your adventures, drop in at your new local The Golden Fleece. This family and dog friendly traditional gastropub hosts some great live music events in the large beer garden, as well as regular daytime events for family members of all ages.

**WHAT ELSE?**

- Take family or friends for a special meal out at Elvet Steakhouse on Romford Road. Here you can feast on fantastic Argentinian steaks and mouth watering burgers.
- Parents will be delighted to know that, within a mile of your home, there are twenty one primary and secondary schools that have been rated as 'Outstanding' or 'Good' by Ofsted.
- Nearby Woodgrange Park station has direct Overground services to Leyton and Walthamstow, or you can change at Blackhorse Road for the fast Victoria line to King's Cross.



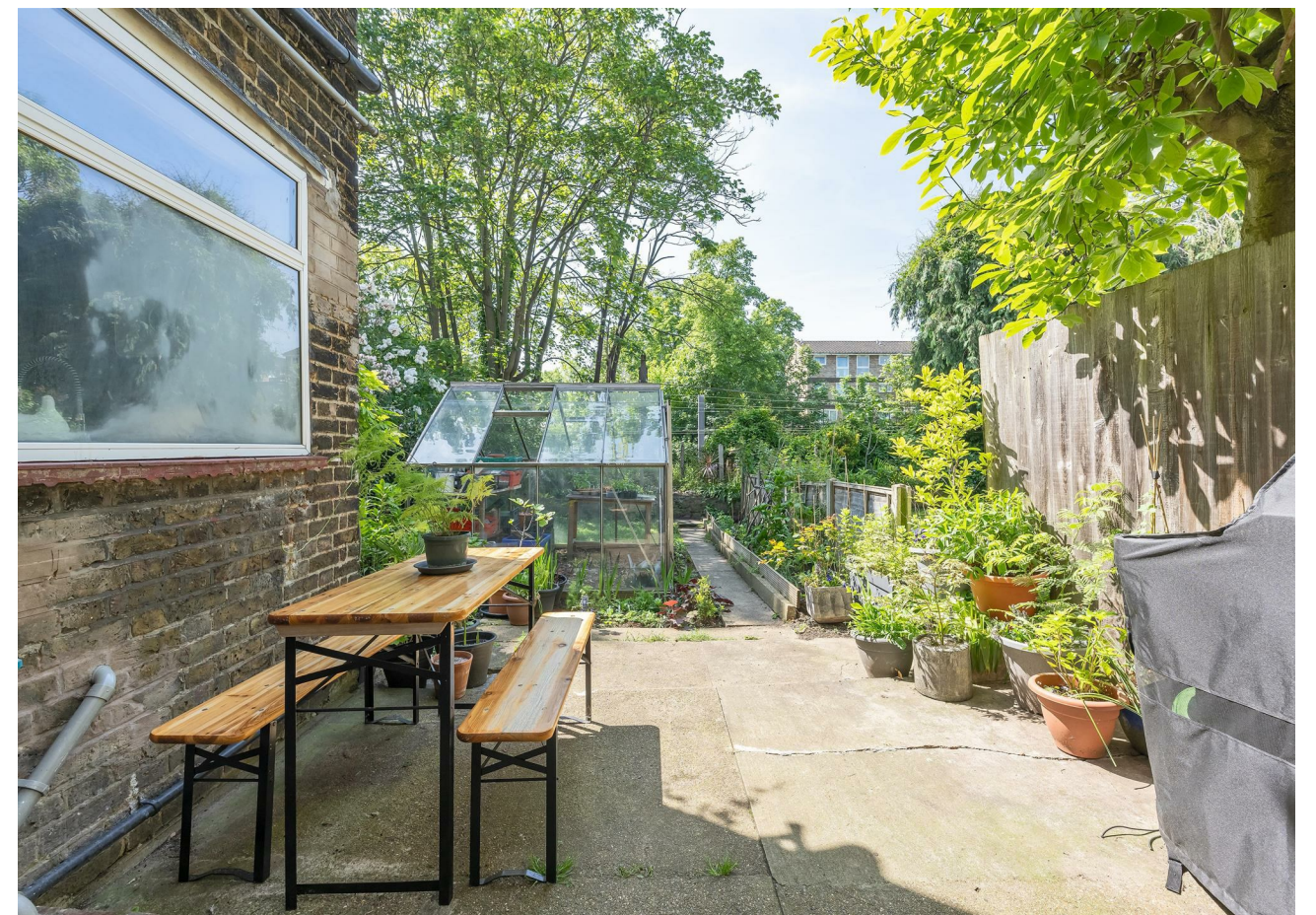
**A WORD FROM THE OWNER...**

"We have loved living in Clarence Road and Manor Park Village. What drew us to the area in the first place was the neighbourhood. It's very green. There are lots of specimen street trees and planting areas dotted around that the residents have adopted. Seasonal plant displays throughout the year add a unique dimension to the area. At the end of winter, the blossom trees come into their own, and then the planting beds burst out with flowers in the spring and last until the end of autumn. The Manor Park Community Garden also offers a welcoming green refuge. Then there are the neighbours. There is a genuine community spirit in Manor Park. This manifests through the community Google group, jumble trails, street parties, the Manor Park Community Garden, toddler groups, and Pride events. We have made some great friends during our time here. We married last year at a venue in Forest Gate, and many of our guests included our neighbours. As for the house, Number 15 has felt like a home during our time here. These houses are generously proportioned, wider than most Victorian terraces, and feel spacious and cosy in equal measure. The final great thing about living here is the proximity to transport links. Two TFL stations serve Manor Park. The Elizabeth Line has been a game changer. Central London is 30 minutes away, with Heathrow an additional 25 minutes away. We particularly enjoy the Barbican exit at Farringdon, which means you can be at the Arts Centre in about 25 minutes. The Overground (Suffragette Line) serves Forest Gate, Leytonstone and Walthamstow and goes through Crouch Hill to Hampstead Heath at Gospel Oak. You can also pick up the Victoria Line at Blackhorse Road to quickly get to Central/South London. In short, this is a great house and a great neighbourhood. Manor Park has a lot to offer."

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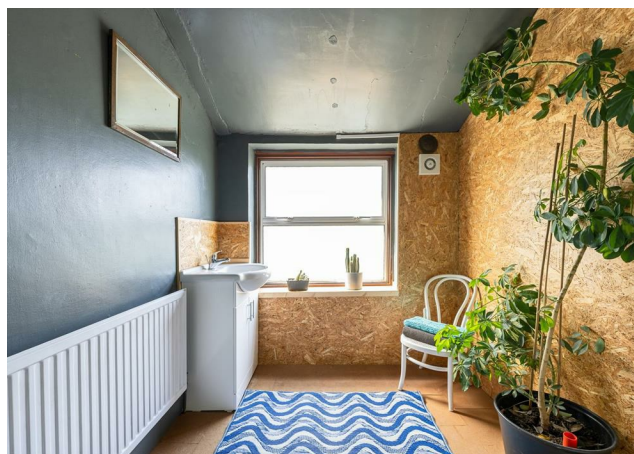




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**Reception**  
12'8" x 14'1"

**Reception**  
12'8" x 10'3"

**Kitchen**  
6'6" x 9'3"

**WC**

**Bedroom**  
19'1" x 10'9"

**Bedroom**  
9'11" x 10'11"

**Bathroom**  
6'6" x 9'3"

**Bedroom**  
8'8" x 7'2"

**Cellar**  
6'1" x 14'9"

**Cellar Area**  
27'6"

**Outdoor Storage**

**Garden**  
43'5" x 19'4"



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