



Total Area: 88.6 m<sup>2</sup> - 954 ft<sup>2</sup> (excluding cellar, loft room, eaves storage)  
All measurements are approximate and for display purposes only.

Reception Room  
13'1" x 11'4"

Reception Room  
11'0" x 9'3"

Kitchen / Diner  
15'1" x 10'5"

Cellar  
21'5" x 4'6"

Bedroom  
14'6" x 10'10"

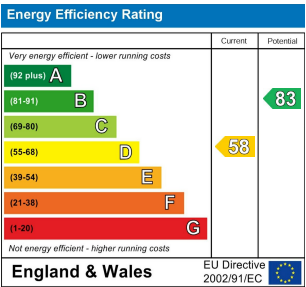
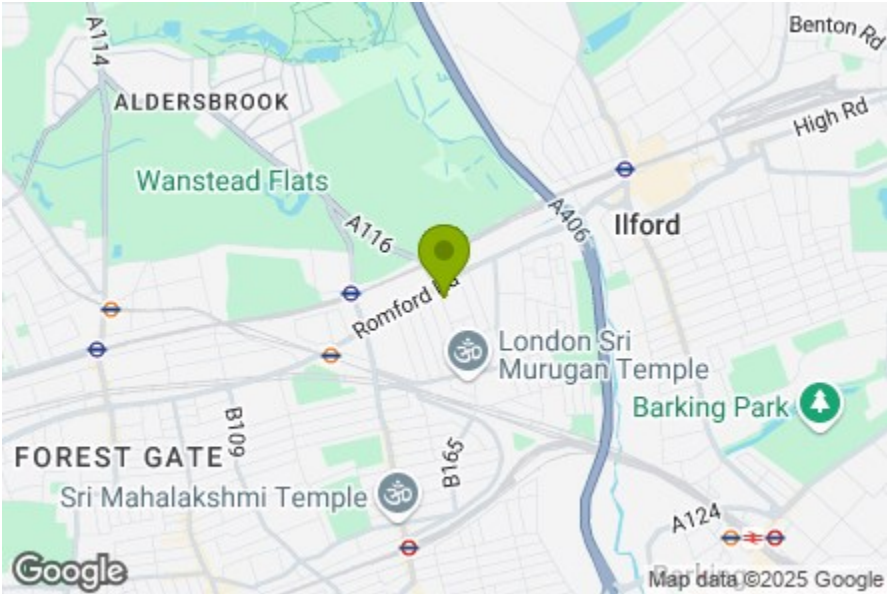
Bedroom  
11'2" x 9'5"

Bedroom  
8'7" x 7'5"

Bathroom  
7'5" x 5'10"

Loft Room  
13'3" x 11'0"

Garden  
45'11"



## FOURTH AVENUE, MANOR PARK

Offers In Excess Of £525,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom House with Further Loft Room
- Through Reception with access to the Private Garden
- Feature Fireplaces, Original Wood Floors and Bespoke Shutters
- Eat in Kitchen
- Recently Fitted Bathroom with Italian Ceramic Tiles
- Cellar for Storage
- In the Catchment area for Two Outstanding Primary Schools
- Close to Manor Park Station
- Moments to Wanstead Flats
- A short Stroll to the Bars and Cafes of Forest Gate

Located just moments from the glorious Wanstead Flats, this spacious three-bedroom mid-terrace home is packed with highlights, including the large through-lounge, spacious garden, dine-in kitchen, cellar space and loft room, plus the lovely period features found throughout.

Not only are there many fantastic amenities in the direct neighbourhood, Manor Park station is only 11 mins away on foot, where you can hop on the Elizabeth line and reach Liverpool Street in 16 minutes.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Beyond that timeless frontage, you'll find a home that's been thoughtfully restored, with spotless decor and tasteful design. The dual aspect through-lounge is particularly impressive, with original timber floorboards underfoot, custom shelving, ornate cornicing, bespoke shutters and two striking fireplaces.

Head through the beautiful internal door into your traditional yet fully modern kitchen, where you'll find sleek units, timber worktops and a full complement of fitted appliances. The bay window is particularly charming, creating the perfect spot for dining. Here you have access to your convenient cellar space, as well as your leafy, secluded rear garden.

Upstairs, you've got three spotless bedrooms with ample room for storage, as well as a smart bathroom with vintage-style fittings, beautiful tiling and an over-tub shower. The further room in the loft will come in brilliantly handy, too.

As well as having Manor Park station so nearby, Woodgrange Park overground station is 12 minutes on foot, where you can head in one direction to Gospel Oak for Hampstead Heath, or two stops in the other for the new Barking Riverside extension, an award-winning redevelopment where you'll find an emerging scene full of exciting amenities.

#### WHAT ELSE?

- Parents will be pleased to know you have a wide choice of great primary and secondary schools in the area.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Romford Road.



#### A WORD FROM THE OWNER...

"Our favourite aspect of living in this house is the proximity to Wanstead Flats. A two minute walk and you're surrounded by green space but have the benefit of great transport links so close by – especially with the opening of the Elizabeth line.

We have enjoyed walks across Wanstead Flats or through the beautiful gardens of Manor Park Cemetery to the bars and cafe's in Forest Gate Arches (Ramble cafe, Ciderhouse, Fiore) and the yoga classes at Reformery.

We started our family in this house and there are several Outstanding schools in the catchment area.

The house itself benefits from a large private garden that we have also enjoyed with a young family. Our neighbours both sides are very friendly and Manor Park generally is a very family orientated area."

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