

FOURTH AVENUE, MANOR PARK  
Offers In Excess Of £550,000 Freehold  
3 Bed House - Mid Terrace

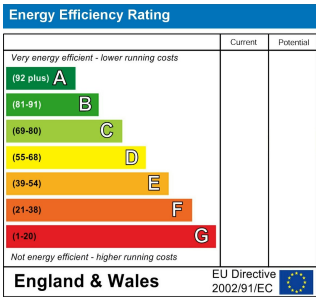
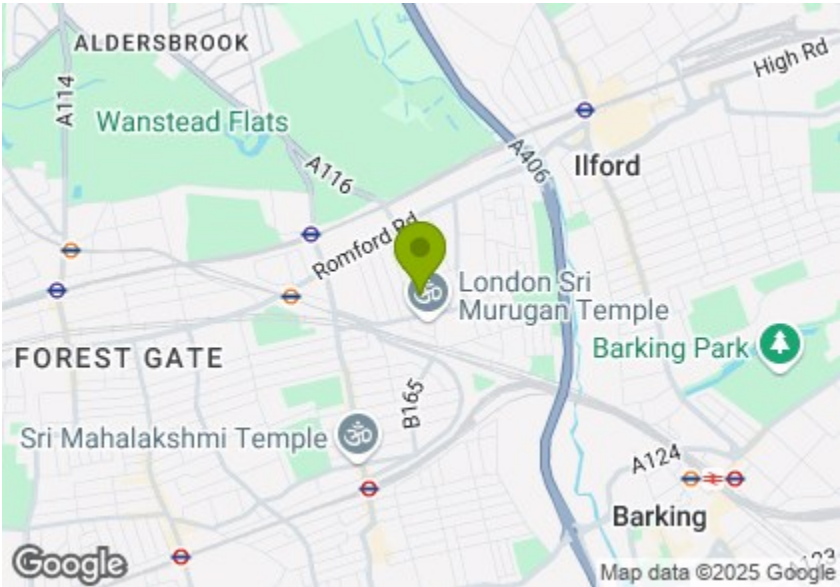


Features:

- Three Bedroom Freehold House
- Spacious Kitchen Diner
- Private Rear Garden
- Bay Fronted Lounge with Feature Fireplace
- Contemporary Bathroom
- Close to Manor Park Station
- A Short Walk to Wanstead Flats

Located mere minutes from the glorious Wanstead Flats, this beautifully restored three-bedroom mid-terrace home is packed with highlights, including the bright reception, dine-in kitchen, stylish first floor bathroom, west-facing garden, plus the lovely period features found throughout.

Not only are there many fantastic amenities in the direct neighbourhood, Manor Park station is only 15 mins away on foot, where you can hop on the Elizabeth line and reach Liverpool Street in the same amount of time. That's a commute of around 30 mins if you time it right!



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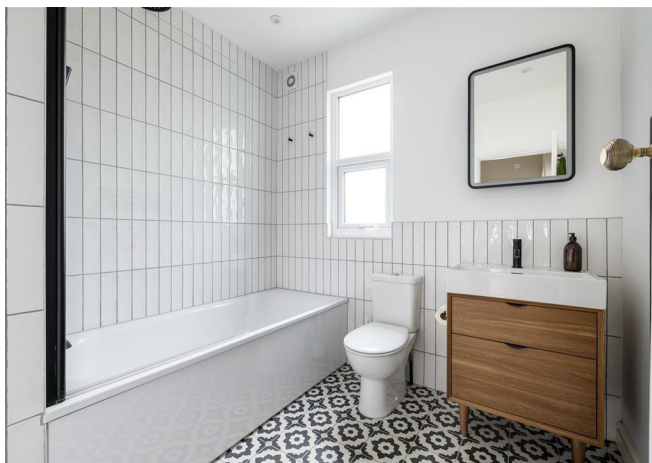
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## IF YOU LIVED HERE...

Beyond that bay frontage, you'll find a home that's been artfully restored, with spotless decor and tasteful design. The front reception is particularly impressive, with original timber floorboards underfoot, custom shelving and a striking fireplace with tiled hearth. The perfect cosy retreat.

Head through on to your traditional yet fully modern dine-in kitchen, where you'll find stylish units, sleek worktops, brass fittings and integrated appliances. It's got a fantastic layout, with plenty of room for a dining table - and other flourishes you can enjoy such as the space saving vertical column radiators. It's gloriously bright with light pouring in through the patio doors.

Outside you have a spacious garden, west-facing for optimum sunshine. The lawn is lush, and you'll love the mature foliage and leafy climbers. The shed will be convenient, and the decked patio a joy to sit out on when the sun is shining.

Upstairs, you've got three spotless bedrooms with more lovely features like column radiators, as well as a gorgeous bathroom

with vintage-style fittings, beautiful tiling and an over-tub shower. Above, you'll find a huge loft space with a pull down ladder for access - it's amazing for storage, plus there's the potential to convert it, great for peace of mind if you're thinking about extending your family.

As well as having Manor Park station so nearby, Woodgrange Park Overground station is 15 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.

## WHAT ELSE?

- Parents will be pleased to know you have a wide choice of great primary and secondary school in the area.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Romford Road.
- Combine a walk to Wanstead Flats with a visit to the Golden Fleece. Newly-refurbished, it's a traditional pub with a beer garden, well-stocked menu and a great selection of drinks.



## A WORD FROM THE EXPERT...

"Manor Park is a unique, eclectic area, packed with Victorian tree lined streets. There's a choice of great gastro pubs like TheForest Tavern and The Golden Fleece and to the north of the area, opens up to the green space of Wanstead Flats, a serene getaway leading away from the hustle and bustle of urban life up into Epping Forest. Wanstead Park itself, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. The area also offers a vast array of transport links such as the Overground and Tube, and this has recently been vastly improved with the Elizabeth Line opening, offering swift transport across Central London and even out to Heathrow Airport."

JOSEPH EARNSHAW  
E12 BRANCH MANAGER

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**Reception Room**

13'4" x 13'6"

**Kitchen / Diner**

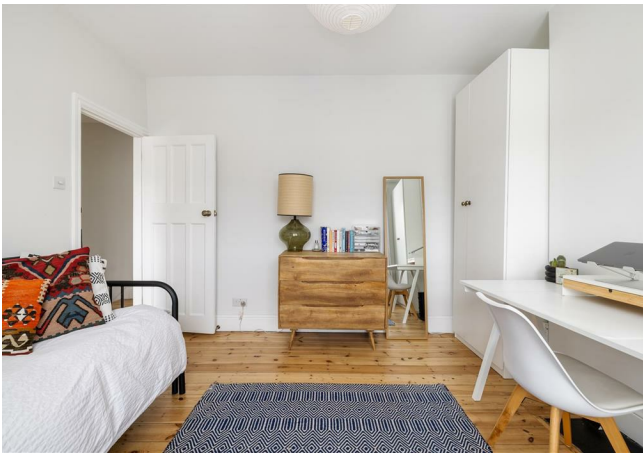
20'0" x 10'9"

**Bathroom**

7'9" x 6'7"

**Bedroom**

12'3" x 11'1"



**Bedroom**

7'4" x 7'3"

**Bedroom**

11'8" x 10'11"

**Garden**

20'8" x 64'7"



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