



WHITTA ROAD, MANOR PARK

Offers In Excess Of £1,100,000 Freehold

5 Bed House - End Terrace



Features:

- Five Bedroom Freehold House
- Two Bathroom plus Downstairs WC
- Large Extended Kitchen Diner
- Enclosed Courtyard
- Cellar
- Off Street Parking for Two Cars
- Office Room
- Moments to Wanstead Flats
- Close to Manor Park Station (Elizabeth Line) - 5 Mins

An artfully developed, impeccably appointed and thoroughly thrilling find of a five bedroom family home, ideally situated between Wanstead Flats and Manor Park station. You have a wealth of social space, enclosed courtyard, garden and basement.

As well as the endless open greenery of Wanstead Flats on your doorstep, you have Manor Park overground station just a quarter mile away, for the speedy Elizabeth line and a door-to-door City commute of around twenty minutes.

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IF YOU LIVED HERE...

Step inside, and your front lounge is a reception room in the truest sense, a self-contained affair of 180 square feet, bright and welcoming with the high ceilings of the period, large box bay window, vintage hearth and dramatic Royal Blue statement wall. Also facing front is a dedicated study, softly carpeted and an invaluable asset for home workers.

The true heart of your new home is the expertly realised open plan kitchen, diner and courtyard, artfully integrating inside and outside space. Original timber floorboards run underfoot in your dining room, with floor to ceiling windows looking out over the courtyard. The vintage hardwood flows on into your open plan kitchen, home to ranks of Royal Blue cabinets, white marbled worktops, a stainless steel chef's oven and breakfast bar.

A bank of bi-folding doors opens up the courtyard here also, while to the rear there is still more social space, with a trio of oversized skylights overhead and twin sets of more bi-folding doors leading to the courtyard and garden respectively, for unmatched floods of natural light. The courtyard itself is a secluded retreat, perfect paving under a retractable awning, while your garden to the rear is composed of lawn surrounded by timber fencing. A spare WC completes the ground floor.

Upstairs, all of your bedrooms are substantial doubles, ranging from 170 to 150 square feet, and finished in the same artful, vintage style. Your first floor bathroom is simple and immaculate, with an L-shaped tub and vintage geometrics underfoot. Your full sized loft conversion starts with a skylit landing and 200 square foot sleeper, dual aspect, with an exposed brick wall and more skylights set into the vaulted ceiling. There is also a sleek boutique shower room, whilst your final bedroom overlooks the garden.

WHAT ELSE?

- As promised, the open greenery of Wanstead Flats is right on your doorstep here, just one minute away. Once the favoured playground of Tudor Royalty, it's still some of the wildest, wide open greenery for miles around.
- With the Elizabeth line round the corner, the best of the capital is at your fingertips. Liverpool Street is just sixteen minutes direct for the City, while Tottenham Court Road, for the West End, is just four minutes further.
- If you are staying local, be sure to check out The Golden Fleece, a welcoming, family friendly gastropub just two minutes' walk away, on the border of Wanstead Flats.



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
11'9" x 14'8"

Kitchen / Reception Room
20'8" x 30'4"

Study
5'5" x 10'10"

Dining Room
16'2" x 11'4"

WC

Bathroom
5'7" x 9'2"

Bedroom
15'3" x 11'8"



Bedroom
9'9" x 11'8"

Bedroom
9'7" x 15'4"

Shower Room
4'7" x 8'3"

Bedroom
13'11" x 19'6"

Bedroom
9'0" x 10'9"

Cellar
5'1" x 20'4"

Garden
23'3" x 52'5"



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