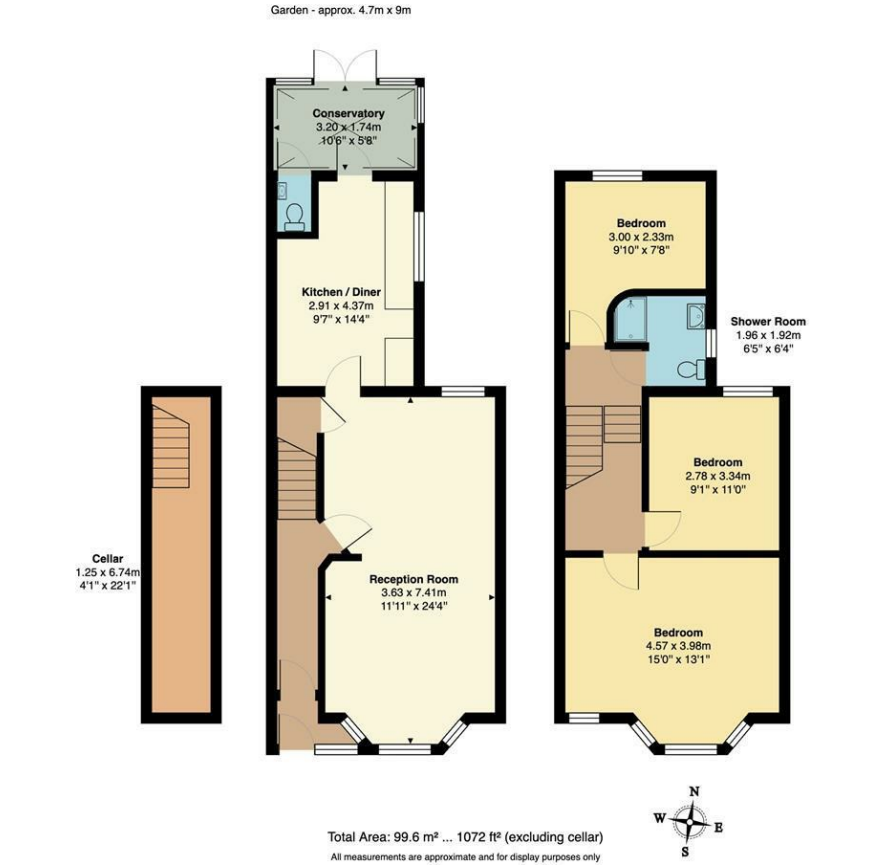




Reception Room  
11'10" x 24'3"

Kitchen/Diner  
9'6" x 14'4"

Conservatory  
10'5" x 5'8"

WC

Bedroom  
14'11" x 13'0"

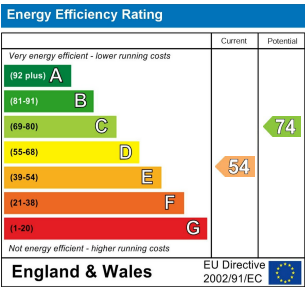
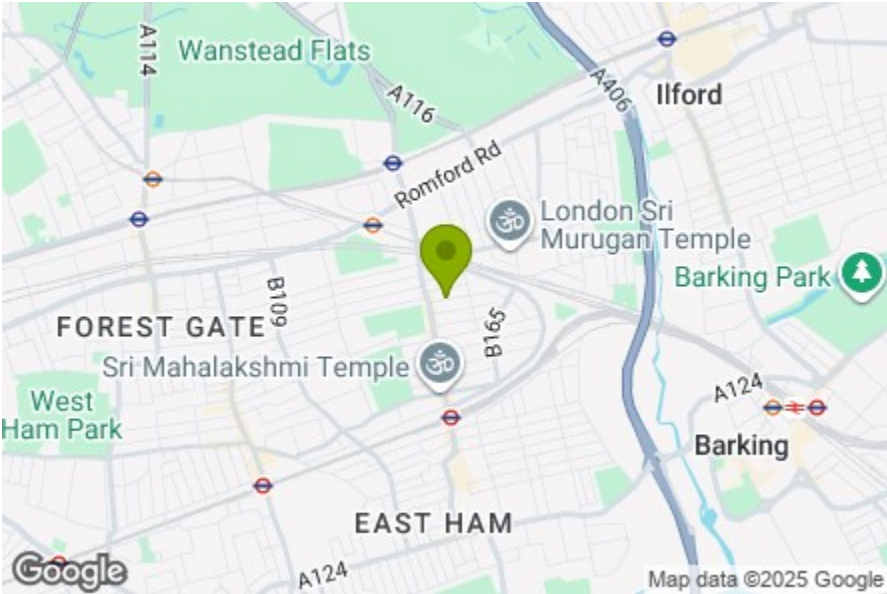
Bedroom  
9'1" x 10'11"

Bedroom  
9'10" x 7'7"

Shower room  
6'5" x 6'3"

Cellar  
4'1" x 22'1"

Garden  
15'5" x 29'6"



## RUSKIN AVENUE, MANOR PARK

Offers In Excess Of £550,000 Freehold  
3 Bed House



### Features:

- Three Bedroom House
- Very Well Presented
- Spacious Through Reception
- Original Features
- Modern Bathroom
- Double Bay Frontage
- Private Garden
- Short Walk To Plashet Park
- Nearby Wanstead Flats
- Close To East Ham and Manor Park Stations

This attractive three-bedroom home blends classic character with modern touches, offering generous proportions that feel both welcoming and practical. A spacious through reception sets the tone for family life or entertaining, complemented by the charm of original features that add depth and detail. The bathroom has been styled with a contemporary finish, while the double bay frontage enhances brightness and balance throughout. A private garden extends the living space outdoors, ideal for relaxing or gathering with friends. With Plashet Park a short stroll away and East Ham and Manor Park stations within easy reach, the setting balances convenience with lifestyle appeal.

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## IF YOU LIVED HERE...

Stepping inside, the hallway sets a welcoming tone with sky blue walls and flooring, leading directly into the main living areas. The reception room is an impressive setting, where a wide bay window fills the interior with daylight, softened by shutters for privacy. Generous in scale, it provides distinct areas for lounging and dining, with polished wooden floorboards adding warmth throughout. The openness makes it perfect for entertaining or unwinding, while a discreet door provides access to the cellar.

The kitchen is spacious, with ample room for both cooking and dining. Traditional cabinetry lines one side, complemented by a wide window that draws in natural light. A glazed door leads through to the conservatory, where a pitched roof and double doors create a bright and airy link to the garden. Beyond, the private lawn is bordered by established planting, offering a calm backdrop that can be enjoyed as it is or adapted to personal taste. Adjacent, a convenient WC adds further practicality.

Upstairs, the landing links three bedrooms with a thoughtfully styled shower room. The main bedroom is inviting and well proportioned, enhanced by its bay window and original floorboards. A second generous room continues the sense of brightness and charm, while the third offers soft carpeting and views across neighbouring gardens. The shower room stands out with striking blue tiling and pale flooring for contrast, its design uplifted by a stained glass panel above the door, giving the space a distinctive and elegant finish.

Just around the corner, the High Street provides a lively mix of shops, cafés and everyday conveniences, giving the neighbourhood a warm and vibrant atmosphere. For those who enjoy spending time outdoors, Plashet Park offers generous green spaces, play areas, and tennis courts, while the wide open Wanstead Flats, part of the historic Epping Forest, provide acres of natural landscape to explore at leisure. The Golden Fleece, a traditional pub with a welcoming ambience, is close enough for an evening drink or hearty meal with friends. Families will also appreciate the range of nearby schools, with Essex Primary School rated outstanding and just over five minutes' walk away.

## WHAT ELSE?

Travel connections are excellent, with East Ham station on the District and Hammersmith & City lines ten minutes away, providing swift links across the city. Woodgrange Park is just over ten minutes on foot, offering further Overground options, while Manor Park is under fifteen minutes, connecting directly to Liverpool Street and beyond. You'll also find a wide choice of bus routes, particularly handy for reaching East Ham and Manor Park stations. With this choice of transport close at hand, the area is exceptionally well placed for both daily commuting and exploring London more widely.



## A WORD FROM THE OWNER...

We've absolutely loved living on Ruskin Avenue and have made many happy memories here. The high ceilings and large windows let in wonderful natural light, especially in the living room, which has been our favourite space to relax and unwind. The garden has been a peaceful retreat, perfect for morning coffees or slow weekend afternoons.

One of the things we've appreciated most is the balance Manor Park offers. It's just a short walk to the Elizabeth, District, and Overground (Suffragette) lines, making commuting into the city easy, while having Wanstead Flats nearby has meant regular walks, bike rides, and picnics.

The neighbourhood has a warm, friendly feel and a real sense of community. We'll miss our local favourites like Ramble Café, Leytonstone Tavern, and Fiore, as well as the easy access to both green space and central London.

This house has been a truly special place for us, and we hope the next owners enjoy it just as much as we have.

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