



SHERRARD ROAD, MANOR PARK
Offers In Excess Of £600,000 Freehold
3 Bed House



Features:

- Victorian Terrace House
- Three Bedrooms
- Architecturally Designed
- South Facing Garden and Living Area
- Freehold
- Close to Plashet Park and Wanstead Flats
- Ensuite to Master Bedroom
- Potential to extend STP
- Close to Manor Park Station
- Evergreen Garden

Ideally located close to Manor Park station (Elizabeth Line), this architecturally designed three-bedroom Victorian terrace blends classic character with warm contemporary style. Arranged over two floors, it features a bright, open plan living environment, a sunny south-facing garden, a spacious master bedroom with ensuite, and scope to extend further (STP). Combined with its close proximity to the speedy Elizabeth line, this makes for an ideal home for commuters and families alike.

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0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
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IF YOU LIVED HERE...

Beautifully architect-designed to maximise light and sunshine year-round, this three-bedroom Victorian terrace is a fantastically warm and welcoming family home with a contemporary edge. The bright, south-facing kitchen and dining area open directly onto the garden, creating a seamless indoor-outdoor flow, while large windows throughout flood the home with natural light in every season. The minimalist finishes, clean architectural lines and light colour palette combine to create a calm, modern atmosphere, complemented by the surrounding greenery - evergreen planting at the front and back, plus mature trees in the rear garden. Upstairs, the three bedrooms are all immaculate. The master boasts an en-suite and clever in-built storage, and the family bathroom is just as sleek and stylish.

Beyond that lovely front door, you'll be delighted to find some excellent amenities within strolling distance. Although you're also near Wanstead Park, Plashet Park and West Ham Park, start with a walk to Wanstead Flats, ideal for dog-walkers, fitness fans and picnickers. On the way there, stop off at the Golden Fleece for a drink, or stroll a bit further to Winchelsea Road, a thriving hub with

some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery, but you're sure to uncover some gems of your own in this dynamic neighbourhood.

WHAT ELSE?

- As well as having Manor Park station nearby, Woodgrange Park Overground station is less than ten minutes on foot for the Gospel Oak to Barking line (handy for Hampstead Heath or the Essex seaside).
- Parents will be pleased to know you have a wide choice of great primary and secondary schools in the area.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).



A WORD FROM THE OWNER...

"We've loved living in our home for various reasons. It was designed by an architect with the intention of maximising sunshine year-round. The kitchen and dining room face onto the garden, and have been designed to maximise southern sunshine. This means that our house is light throughout summer and winter. Big windows have been added, particularly in the kitchen to optimise light. We've loved the free flow and open plan of our house, as well as the indoor-outdoor connection, not only through interconnected doors, but also through colour scheme. Another huge benefit is that the house is surrounded by greenery, thanks to the year-round evergreen garden at the front and back of the house, as well as large trees in the back garden. The modern finishes, architectural lines, minimalist style, and light colour scheme mean that the house feels particularly contemporary. The master bedroom also capitalises on the southern sunshine and overlooks greenery, which makes it a calming and rejuvenating space. It is a fantastic, happy and warm family home. What we have loved about our home's location is that it's walking distance from plenty of green spaces, such as Wanstead Flats, Wanstead Park, Plashet Park and West Ham Park. It's also a short walk to the Elizabeth Line and the District Line, giving easy access to the city. Our favourite eateries include Ramble Café and Cups & Jars. We're also close to excellent schools that are rated outstanding. Our eldest child attends the sought-after Park Primary. Shrewsbury Nursery has also been a great nursery for our daughter and is half a block away."

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Reception Room
13'3" x 11'8"

Reception Room
10'11" x 9'7"

Kitchen
13'10" x 8'11"

Bedroom
11'1" x 10'4"



Bedroom
10'11" x 9'7"

Ensuite

Bathroom
6'0" x 5'5"

Bedroom
9'1" x 6'8"

Garden
42'7"



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