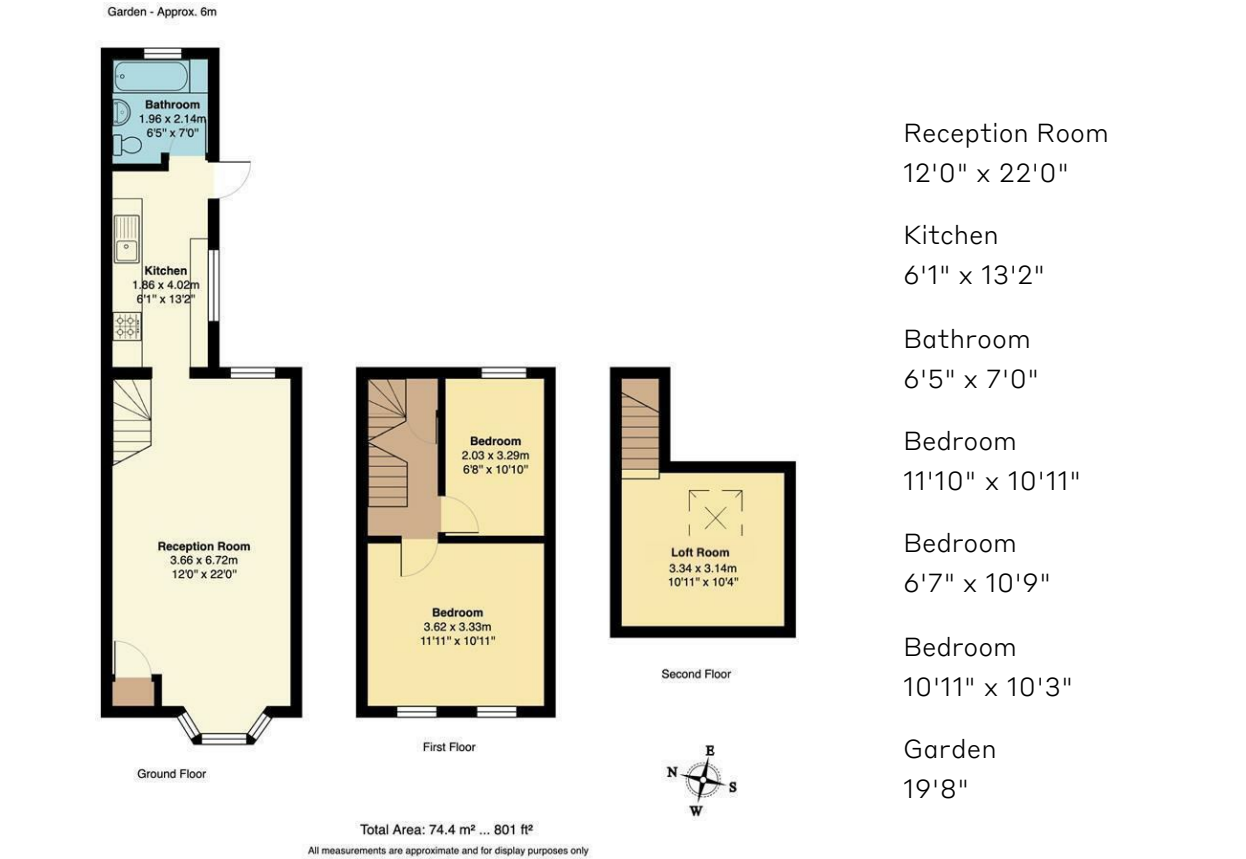




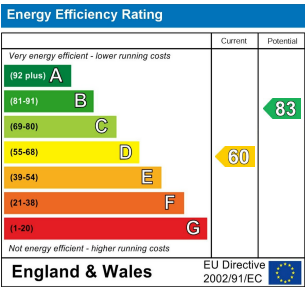
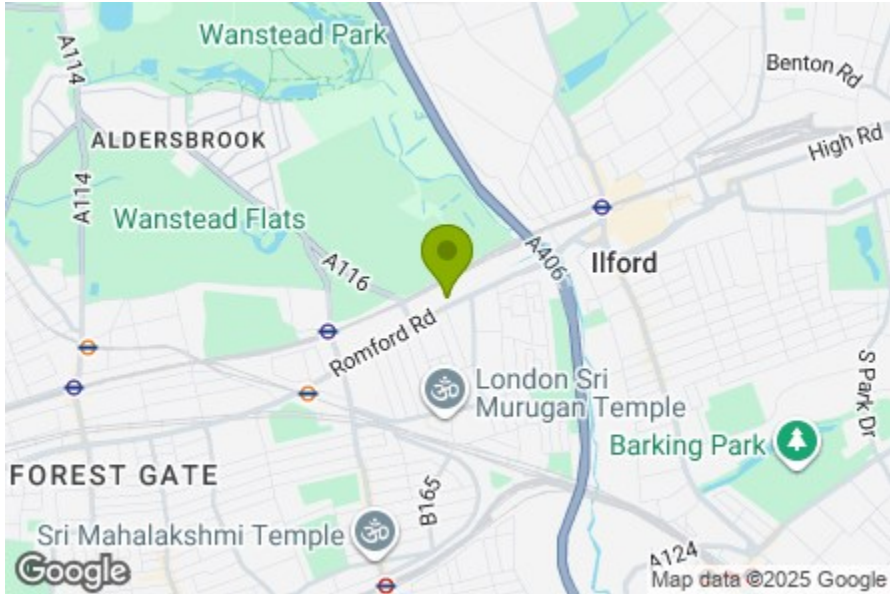
WORCESTER ROAD, MANOR PARK
Offers In Excess Of £425,000 Freehold
2 Bed House - Terraced



Features:

- Two Bedrooms with Unofficial Loft Room
- Large Lounge
- Chain Free
- Close to Manor Park Station
- Private Garden
- Very Close to Wanstead Flats

Welcome to this charming 2 bed Victorian terraced property. Offered chain-free, highlights include a spacious open-plan reception and dining room, a versatile loft space, and a 50-foot private garden. Local amenities, the vast green space of Wanstead Flats and Manor Park Station (Elizabeth Line) are all within a short walk.



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IF YOU LIVED HERE...

Upon entering this property, you are immediately welcomed by a spacious open-plan living/dining room, stretching over 22 feet. The room offers a wealth of possibilities for both casual relaxing and a place to host meals with family and friends. Dual-aspect windows - a large bay window at the front and a sash window at the rear invite an abundance of natural light from both ends. The galley kitchen, set with crisp white base and wall-mounted cabinets, is complemented by dark wood countertops and a white metro-tiled splashback. There's no lack of storage here and a window ensures you're not missing out on natural light when preparing meals either, while a door provides seamless access to the outside space, making the kitchen both functional and inviting.

At the rear of the ground floor, the bathroom offers a simple yet well-appointed suite, featuring a bath/shower combination and a window for ventilation. Upstairs, the principal bedroom is a serene and light-filled retreat with two large sash windows that bathe the space in sunlight. The room is generously proportioned, offering ample space for storage options. The second bedroom also enjoys natural light and soft carpeting.

The loft space is a stunning versatile unofficial room. A large Velux window floods the space with natural light and there's soft downlighting for when it doesn't. The neutral

decor and cream carpeting create a cosy, peaceful environment, ideal for use as a creative studio, home office, or additional guest accommodation. The secure, private garden is partially set to lawn with a decked area to the rear, surrounded by raised beds that offer exciting potential for those with a green thumb to create their own outdoor sanctuary.

WHAT ELSE?

For dining, you'll find options like German Doner Kebab and Elvet Steakhouse, while just a short journey away, Westfield Stratford City—Europe's largest shopping centre—provides an unparalleled selection of restaurants, popular brands, and entertainment for the avid shopper. Leisure opportunities abound with the expansive Wanstead Flats, 334 acres of protected parkland perfect for walking, cycling, or enjoying a relaxed picnic in nature. Transport is a standout feature, with Manor Park Station on the Elizabeth Line less than 0.4 miles away. This line offers swift connections to central London—Tottenham Court Road in just 21 minutes—and easy access to Heathrow Airport in under an hour. Numerous bus routes at your doorstep and nearby road links, including the A114 and A118, further enhance the area's connectivity, making travel seamless and stress-free.



A WORD FROM THE OWNER...

"We loved living here. It was so convenient for work, whether we were commuting into Central London or needed to drive out, as the A406 leads straight onto the M25. We also enjoyed walking the dogs on Wanstead Flats, which is just 5 minutes away. The street is really quiet with friendly people and families."

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