



Reception Room 1  
11'8" x 13'1"

Reception Room 2  
12'2" x 10'11"

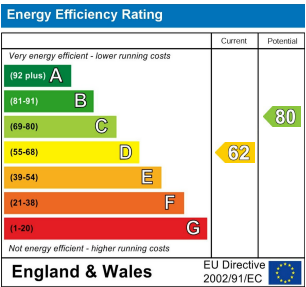
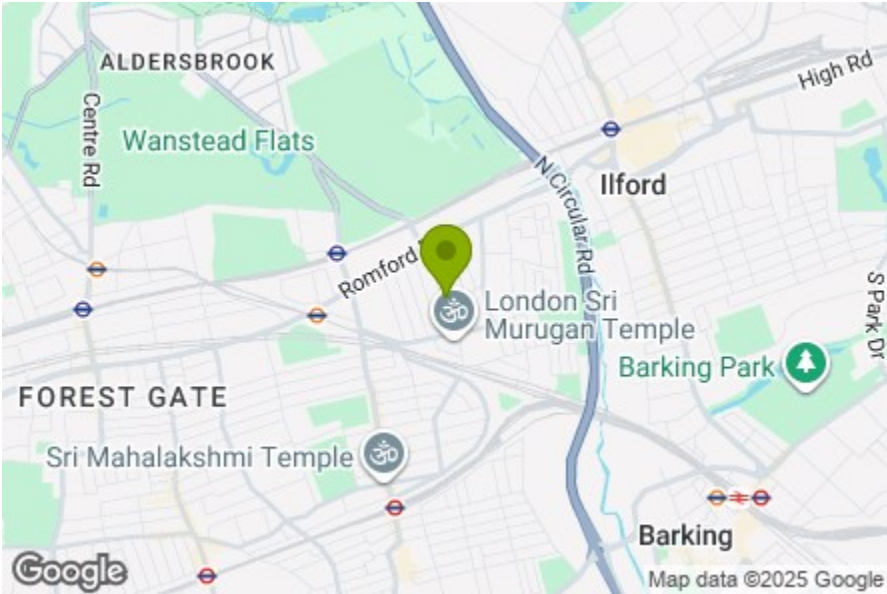
Kitchen  
9'7" x 9'2"

Bedroom 1  
14'11" x 11'2"

Bedroom 2  
9'9" x 10'9"

Bathroom  
9'8" x 9'5"

Garden  
16'0" x 57'4"



## FOURTH AVENUE, MANOR PARK

Offers In Excess Of £475,000 Freehold  
2 Bed House - Mid Terrace



### Features:

- Victorian Terraced House
- Two Double Bedrooms
- Upstairs Family Bathroom
- Separate Reception Room & Formal Dining Room
- Potential For Development (STP)
- Short Walk to Manor Park Station
- Close to Wanstead Flats
- Well Connected Transport Links

This bright and welcoming two-bedroom Victorian cottage offers 884 sq ft of well-balanced space that feels open, light, and easy to live in. The unconverted loft gives you the option to grow in the future (subject to the usual planning permissions), making this a home that can evolve with you. You're within fifteen minutes of both Manor Park Station on the Elizabeth Line and Woodgrange Park on the Suffragette Line, so getting around London is simple. When you're ready for a breather, you've got Wanstead Flats, Plashet Park, and Little Ilford Park all close by, a rare mix of city convenience and calm, green space.

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#### IF YOU LIVED HERE...

Step inside and you're welcomed by a generous, light-filled reception room. Sunlight pours through the bay window at the front, bouncing off the warm wooden floors. There's even custom seating built into the bay, giving you the perfect perch for a book and a cup of tea as you soak up the west-facing sun.

The second reception, just behind, is currently used as a dining room. Four pendant lights set the mood for intimate evenings, while built-in cabinetry and an integrated desk make this a versatile space that can easily double as a home office or study.

The kitchen is neat, practical, and well designed, with cream cabinetry, rich wooden worktops, and a gas hob for those who love to cook. A glazed door opens onto your private outdoor space, a beautifully long 57-foot garden. Established greenery frames the lawn, leading to a rear patio edged with planting that catches the afternoon sun.

Upstairs, you'll find two well-sized double bedrooms, both dressed in plush deep-pile oatmeal carpet and each with a charming cast-iron fireplace. The

main bedroom spans the width of the house, with twin sash windows that fill the room with natural light. Cleverly designed alcove shelving includes a built-in desk or dressing table, while fitted wardrobes run down one wall, providing plenty of storage. The second double also features a single wardrobe and peaceful garden views.

The family bathroom is bright and stylish, pairing crisp white fittings with a bold black feature wall, a generous glazed bath-and-shower combination, and pale wood flooring, giving you a smart mix of drama and calm.

#### WHAT ELSE?

Effortlessly connected to tube stations, bus routes, and cycling paths, you'll ensure seamless travel into the City and beyond. Nature lovers will adore the nearby green spaces, including the vast and scenic Wanstead Flats- perfect for morning jogs, weekend picnics, or simply unwinding in the fresh air. When it's time for some retail therapy, Westfield Stratford City, Europe's largest shopping mall, is just around the corner with all your favourite brands under one roof. Movie buffs will love the choice of its 20-screen cinema complex, too.



#### A WORD FROM THE OWNER...

"This was our first home, and it's been the perfect place to start our journey. We've loved how well connected it is— Zone 3/4 so still within London, just a short walk to the Elizabeth Line, Overground, and major Tube lines, making trips into Central London or even Heathrow incredibly easy. We're also located conveniently close to North Circular Road, making journeys further afield so much easier. At the same time, we've been able to enjoy the green spaces nearby, from peaceful walks in Wanstead Park to exploring Epping Forest at weekends. Life here has always felt well balanced. The road is full of friendly, diverse neighbours who look out for each other. There are plenty of cosy cafes, restaurants and shops just around the corner. The street is well-lit & leads to the main road, making us feel safe at night too. With good nurseries and schools close by, it's an area that really works for every stage of life. It's been the perfect place to put down roots — a home that gave us the best of London life, with space to breathe and a community to belong to."

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