



Total Area (Excluding Loft Room): 90.0 m² ... 968 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
12'1" x 22'11"

Kitchen
9'10" x 12'2"

Storage

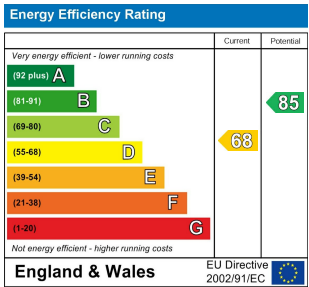
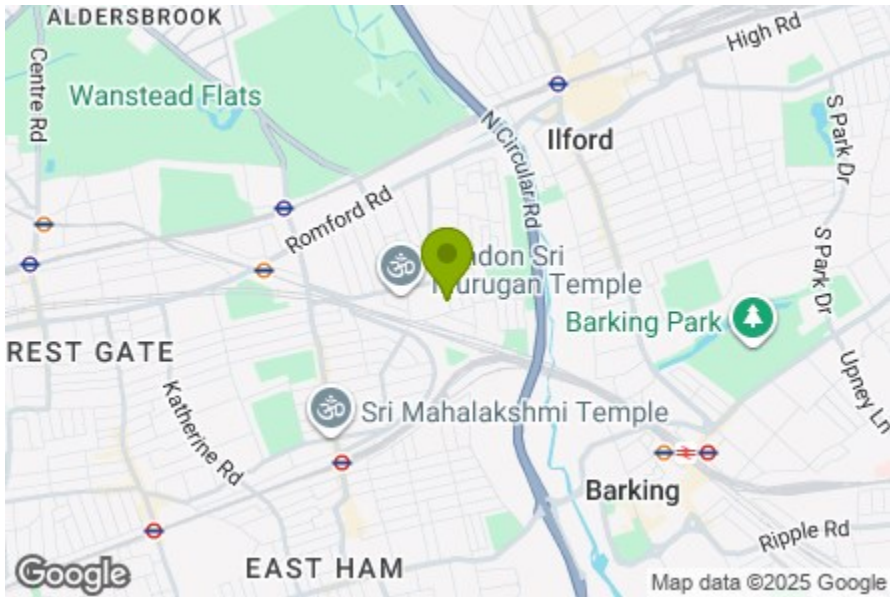
Bedroom
15'4" x 11'1"

Bedroom
9'5" x 11'0"

Bathroom
9'4" x 12'0"

Loft Room
13'11" x 10'11"

Garden
46'11" x 17'1"



ST. WINEFRIDE'S AVENUE, MANOR PARK

Offers In Excess Of £480,000 Freehold
2 Bed House



Features:

- Victorian Terraced House
- Two Double Bedrooms + Loft Room
- Large Upstairs Family Bathroom
- Exposed Original Floors
- Double Bay Window
- Potential for Development (STPP)
- Plantation Shutters
- West Facing Garden

This Victorian terraced home combines generous proportions with thoughtful original features, offering an inviting blend of period charm and everyday practicality. Two double bedrooms sit alongside a versatile loft room, while the large family bathroom adds comfort and ease. Original exposed floorboards bring warmth, complemented by a striking double bay that enhances the home's classic façade. Plantation shutters add a refined finish, and the south-west facing garden provides a bright, open backdrop. There is also scope for future development, subject to planning, giving the home room to evolve over time.

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IF YOU LIVED HERE...

A classic Victorian frontage of warm red brick and graceful bay detailing sets a confidently traditional tone, with well-preserved period features lending the home an immediate sense of character. Inside, the hallway leads into an open reception space that feels welcoming from the moment you enter. Light pours through the shuttered bay window, drifting across timber flooring that enhances the room's natural flow. The layout moves smoothly towards a generous dining area, where another window maintains a balanced, uplifting feel. Understairs storage is neatly accessed from within the room, and the overall atmosphere remains warm, easy and gently elegant. Beyond this, the kitchen enjoys soft light from multiple angles and a calm, inviting palette. Its broad footprint offers good scope for everyday use while still hinting at future possibilities. Subject to planning, it could be opened into the side return and linked more closely with the reception and garden to create a cohesive indoor-outdoor arrangement. The south-west facing garden stretches out with a pleasing sense of depth, framed by established planting along the borders. A decked area at the far end creates an easy outdoor seating spot, and the space offers both charm and clear potential for further shaping.

Upstairs, the landing feels tidy and bright, with built-in cabinetry adding a sense

of order. The front bedroom is softly uplifting, its bay and additional window drawing in generous natural light, while the second bedroom maintains an airy, calm atmosphere. The bathroom pairs warm flooring with darker tiling for a soothing, understated feel. At the top of the house, the loft room benefits from a skylight and integrated storage, keeping the space clear and adaptable. Set within a well-connected pocket of East London, the home enjoys easy access to green spaces and everyday amenities. A short stroll brings you to Plashet Park, a much-loved local spot with a family-friendly feel, while Little Ilford Park is even closer for relaxed daily walks. Wanstead Flats offers a broader sweep of open landscape a little further on, ideal for weekend exploring. The nearby high street provides convenient shops and inviting cafés, and there's no shortage of pubs in the surrounding area, with the Golden Fleece a little further afield for a characterful pint. Families are well served too, with strong schooling options, including the outstanding Dersingham Primary School just a five-minute walk away.

WHAT ELSE?

Well connected and easy to navigate, the area offers straightforward links across East London. A quick bus ride brings you to East Ham Station in around ten minutes, keeping central London within easy reach. Frequent routes run through the neighbourhood, offering reliable connections to nearby areas and making everyday travel simple and convenient.



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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