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Kurtis Property are pleased to offer for sale this well presented three bedroom house located in the popular Fifth Avenue, Manor Park E12.

Features also include two reception rooms, high ceilings, fitted kitchen, ground floor shower room, paved garden with outbuilding and a first floor bathroom.

Conveniently located off Romford Road, offering easy access to shopping facilities, transport links, schools, local amenities and more. Ilford & Stratford Town Centre are a short drive from the property.

Contact Kurtis Property now to arrange your viewing and avoid disappointment.

Council Tax Band: C
EPC Awaited

HALLWAY

Hallway with doors leading to reception rooms and kitchen and stairs leading to first floor.

RECEPTION ROOM ONE

3.94 x 3.35 (12'11" x 11'0")

Double glazed window to front aspect, radiator, laminate flooring, fireplace, range of power-points, light and light switch.

RECEPTION ROOM TWO

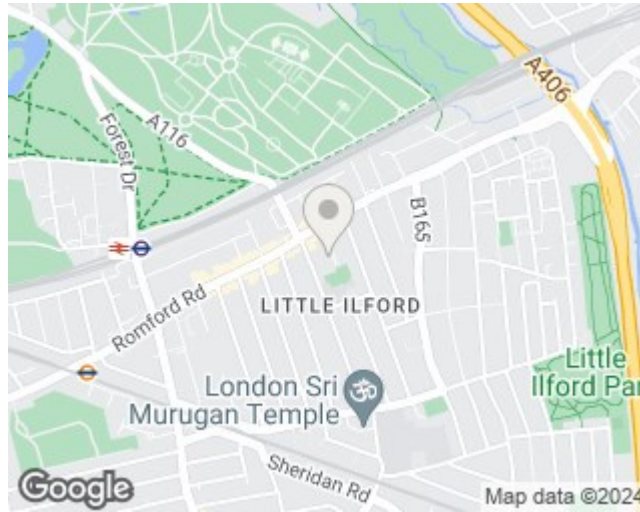
3.38 x 2.82 (11'1" x 9'3")

Double glazed window to rear, radiator, carpet flooring, range of power-points, light and light switch.

KITCHEN / DINER

4.98 x 2.95 (16'4" x 9'8")

Corner coved ceiling, radiator, part tiled walls, double glazed window to side aspect, plumbing for washing machine and dishwasher, wall and base units, sink with drainer, range of power-points, boiler and door leading to ground floor cloakroom.



GROUND FLOOR SHOWER ROOM

Shower, WC, tiled walls and flooring, double glazed frosted window to rear aspect and wash hand basin with hot and cold taps.

LANDING

Light, light switch and access to bedrooms and bathroom.

BEDROOM ONE

4.52 x 3.38 (14'10" x 11'1")

Double glazed window to front aspect, fitted wardrobes, two radiators and range of power-points.

BEDROOM TWO

3.35 x 2.82 (11'0" x 9'3")

Double glazed window to rear aspect, fitted wardrobes, radiator and range of power-points.

BEDROOM THREE

3.40 x 2.95 (11'2" x 9'8")

Double glazed window to rear aspect, radiator, carpet flooring and range of power-points.

BATHROOM

Spotlights, wash hand basin, WC, bath with shower attachment and double glazed frosted window to side aspect.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

- Three Bedrooms
- Well Presented
- Two Reception Rooms
- Kitchen/Diner
- Ground Floor Shower Room
- First Floor Bathroom
- Rear Garden with Outbuilding
- Off Romford Road