



Gainsborough Avenue, Manor Park, E12 6JL

Offers In Excess Of £475,000



**** SUPERB FOUR BED FAMILY HOME OVER THREE LEVELS IN MANOR PARK ****

VIRTUAL TOUR ONLINE

OC Homes are delighted to offer this four-bedroom terraced house to the sales market, ideally situated within walking distance of Manor Park Station (Elizabeth Line). The property is a well-maintained family home and boasts great space and room throughout. A great size house on a sought-after, tree-lined street in Manor Park, the property is ideal for buyers looking for a spacious family home in a superb location.

Accommodation comprises; Ground Floor - front garden, entrance hallway, double reception room, sizeable kitchen / diner, ground floor family bathroom, and a west facing rear garden with outhouse. The first floor comprises three bedrooms, with a fourth bedroom on the second floor which is the converted loft space. This property is sure to attract a lot of interest so to arrange a viewing please call the OC Homes sales team now.

- FOUR BEDROOM FAMILY HOME
- WELL MAINTAINED THROUGHOUT
- CLOSE TO TRANSPORT LINKS
- LOT OF LOCAL AMENITIES
- ACCOMMODATION OVER 3 LEVELS
- SOUGHT AFTER LOCATION

Viewing

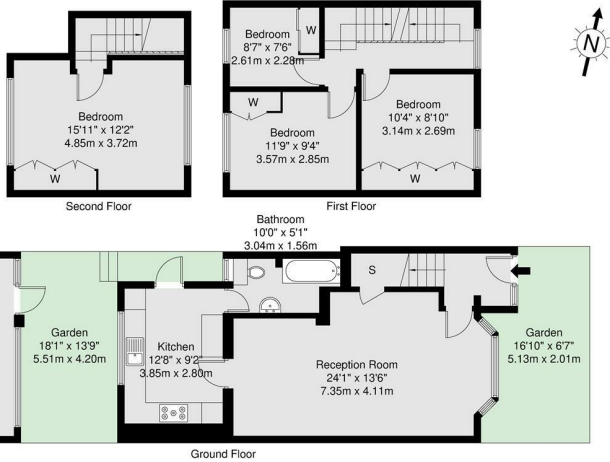
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





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GROSS INTERNAL AREA
107.4 sq m / 1156 sq ft
OUTBUILDING
21.2 sq m / 228 sq ft



GROSS INTERNAL AREA (GIA)
107.4 sq m / 1156 sq ft

TOTAL STORAGE SPACE
(includes all wardrobes, cupboards, etc.)
5.8 sq m / 62 sq ft

EXTERNAL STRUCTURAL FEATURES
(includes balconies, terraces, pergolas, etc.)
33.1 sq m / 356 sq ft

RESTRICTED HEAD HEIGHT
(includes all areas with a height of less than 2.0m)
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	59
(38-54) 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	80
(69-80) C	
(55-68) D	
(38-54) E	39
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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