



Byron Avenue, Manor Park, E12 6SS

Offers In Excess Of £550,000



**** CHAIN FREE TERRACED HOUSE WITH BASEMENT IN POPULAR LOCATION OFF HIGH STREET NORTH. CLOSE TO EAST HAM TUBE STATION ****

*** VIRTUAL TOUR ONLINE ***

OC Homes are delighted to offer for sale this lovely three bedroom terraced house close to East Ham Tube Station (District Line). Located on a lovely tree lined street on the sought after Manor Park Poets Estate, lies this three bedroom Edwardian terraced house. The property is ideal for an incoming buyer to make a family home with scope for improvement as required. It is in an up and coming area close to a multitude of excellent public transport links and local amenities, as well as cycle lanes to Central London.

Accommodation comprises; Ground Floor- front garden, entrance hallway, double reception room, kitchen / diner, ground floor w/c, and conservatory leading to a low maintenance rear garden with outhouse and side return. There is also access to a large basement space, which can be used as an additional storage area or renovated to use as a gym / study space. First Floor - three double bedrooms, and three piece bathroom, with access to a sizeable loft which can be easily converted to create another bedroom and bathroom (STPP). Offered chain free, this property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- OVER 1700 SQ FT
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME
- WALKING DISTANCE FROM EAST HAM & MANOR PARK STATIONS
- LOCAL GREEN SPACES (WANSTEAD FLATS & PLASHET PARK)
- THREE DOUBLE BEDROOMS
- POTENTIAL FOR LOFT CONVERSION (STPP)
- CHAIN FREE

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.

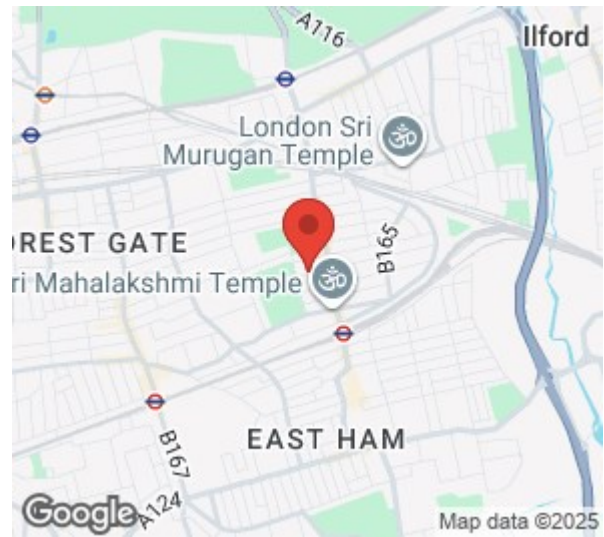
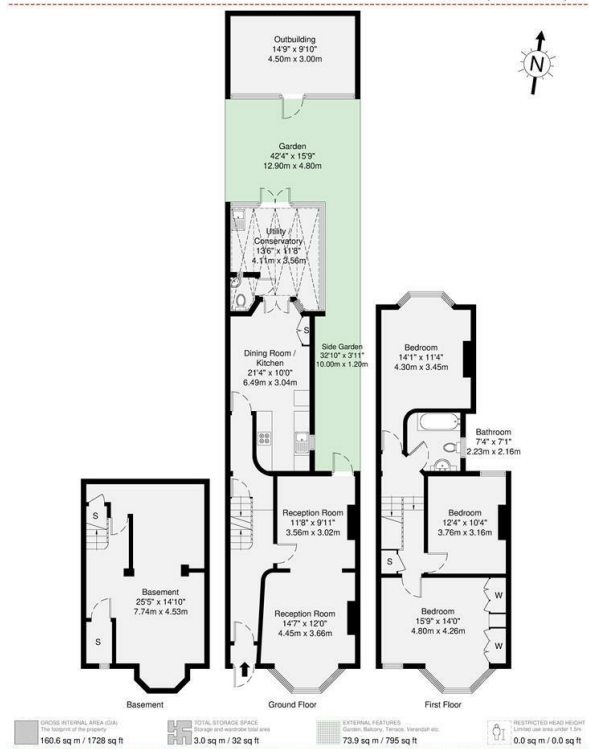




Byron Avenue, E12

160.6 sq m / 1728 sq ft

13.5 sq m / 145 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	78
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		
(38-54)	E		
(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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