



## Byron Avenue, Manor Park, E12 6NH Offers In Excess Of £550,000



\*\* STUNNING ORIGINAL THREE BED HOUSE LAID OUT AS TWO BED WITH STUDY AREA & BASEMENT. RENOVATED THROUGHOUT AND LOCATED IN POPULAR POETS ESTATE \*\*

OC Homes are delighted to offer for sale this truly outstanding property 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 original three bedroom Edwardian terraced house. The property has been painstakingly renovated throughout, removing the walls of the original third bedroom to create an open study space upstairs alongside the two double bedrooms. The renovation has been finished to a high standard, creating a unique, well thought out modern family home with a stunning garden that provides a striking backdrop with the views of St. Barnabas' Church to the rear. The property boasts beautiful Scandinavian style wood flooring throughout with bold artwork and fittings bringing the original features to the fore. High ceilings and large open plan living spaces gives this property a sense of space and light. This up and coming area is 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, ground floor w/c, reception room, dining room with open plan kitchen in the extension to the rear, leading onto the garden via bi-fold doors which create a seamless living space into the garden. First Floor - two double bedrooms, three piece bathroom, and open space which used to house the third bedroom. Access to sizeable loft via pull down ladder which is 2.8 metres at its highest point allowing easy conversion to create another bedroom and bathroom (STPP). The basement is accessed via stairs down from the entrance hallway and is fully decorated to create an ideal study space. 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.

- STUNNING CONDITION THROUGHOUT
- FORMERLY 3 BED HOUSE
- FULLY DECORATED BASEMENT
- OPEN PLAN LIVING SPACES
- FRONT AND REAR GARDENS
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- 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.





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	69
(81-91) B	72
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directives  
2002/91/EC

Environmental Impact (CO2) Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-26)	G	
Not environmentally friendly - higher CO2 emissions		

EU Directives: 2009/28/EC, 2009/148/EC, 2009/125/EC, 2009/127/EC



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