



Wentworth Road, London, E12 5BD

£3,500 Per Calendar Month



****NEWLY REFURBISHED 4-BEDROOM, 3-BATHROOM FAMILY HOME – WALKING DISTANCE TO MANOR PARK STATION (ELIZABETH LINE) & WOODGRANGE PARK (OVERGROUND) - IDEAL FOR FAMILIES (NEWHAM SELECTIVE LICENCE)**

OC Homes are delighted to present this stunning four-bedroom family home, newly refurbished throughout to an exceptional standard and perfectly located within easy walking distance of Manor Park Station (Elizabeth Line) and Woodgrange Park Station (Overground/Suffragette Line).

The property offers spacious and modern living with high-quality finishes, including a spacious lounge, a separate dining area, a contemporary, fully integrated kitchen with brand-new appliances, a ground-floor double bedroom with en-suite shower room, three additional bedrooms on the first floor, two family bathrooms and a private paved rear garden (outhouse not included).

Further benefits include brand-new electrics, plumbing, gas central heating, and double glazing throughout. The home is located in a prime Manor Park location, close to local shops, schools, and excellent transport links, making this ideal for commuters and families alike.

AVAILABLE NOW

- AVAILABLE NOW
- 4 BEDROOMS
- 3 BATHROOMS (INCLUDING 1 EN-SUITE)
- NEWLY REFURBISHED
- MODERN AND INTERGRATED APPLIANCES
- PAVED REAR GARDEN
- WALKING DISTANCE TO MANOR PARK STATION (ELIZABETH LINE)
- WALKING DISTANCE TO WOODGRANGE PARK STATION (SUFFRAGETTE LINE)
- NEWHAM SELECTIVE LICENCE

Viewing

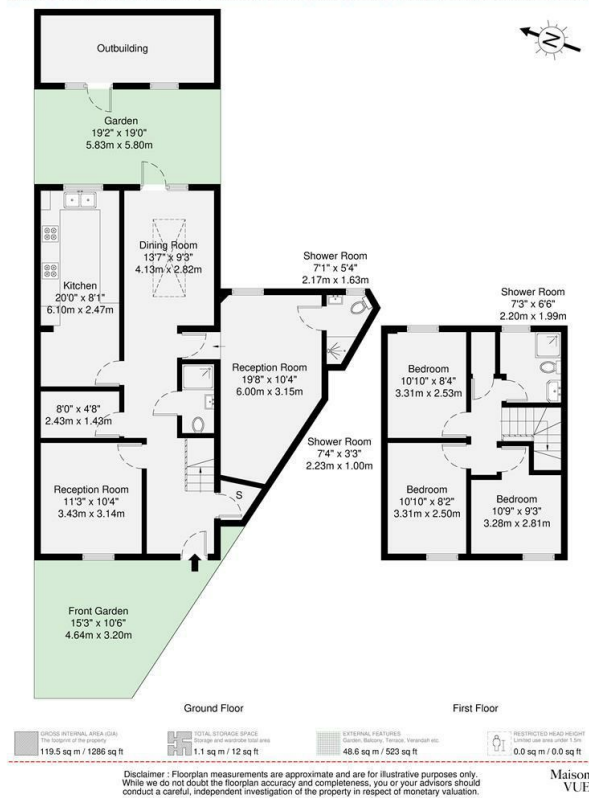
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



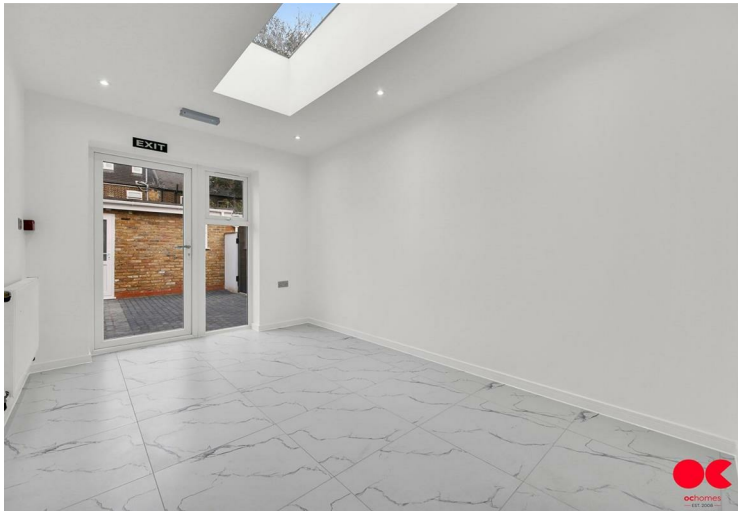


Wentworth Road, E12

GROSS INTERNAL AREA
119.5 sq m / 1286 sq ft



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		91
(81-91) B			(81-91) B		
(69-80) C	75		(69-80) C	69	
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.



320 High Road Leyton, Leyton, London, E10 5PW
t. 02085561212 | e. hello@ochomes.co.uk
w. oneclickhomes.co.uk