



## 184 THIRD AVENUE

LONDON, E12 6DT

£460,000  
FREEHOLD

Perched within the sought-after enclave of Manor Park, E12, stands a captivating 3-bedroom Victorian terrace house awaiting a modern touch. A perfect project for those unafraid of a bit of renovation work.

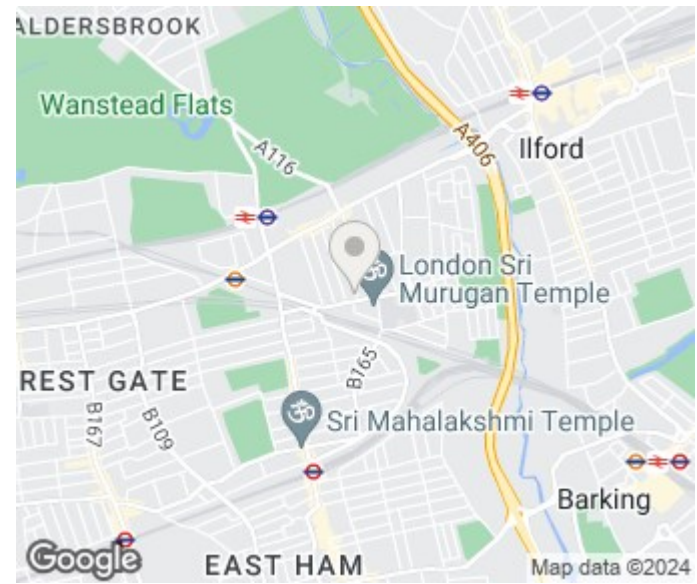
Venturing to the upper level unveils three spacious bedrooms, generously accommodating furniture and storage needs.

Located in Manor Park, E12, the residence benefits from close proximity to local amenities, schools, and parks. Effortless access to central London and various city destinations is facilitated by convenient transport links. With its graceful fusion of historical charm and the potential for contemporary comforts, this Victorian terrace house invites you to transform it into a charming and cosy home.

**tm**  
thomas marsh



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with NetScay ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grays Sales  
47 Orsett Road  
Grays  
Essex  
RM17 5HJ

01375 370779  
sales@thomas-marsh.com  
www.thomas-marsh.com

