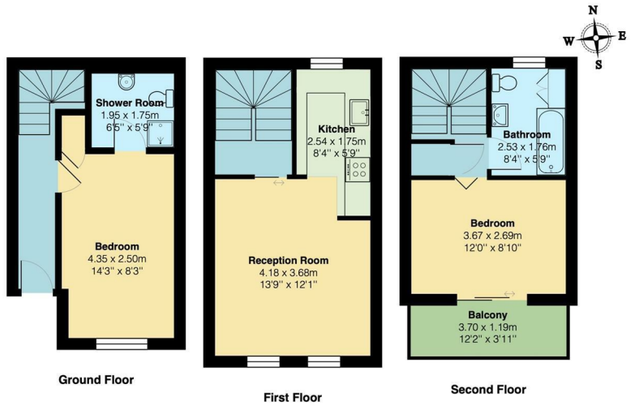
THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT




Total Area: 66.6 m² ... 717 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Bedroom
14'3" x 8'2"

Shower Room
6'4" x 5'8"

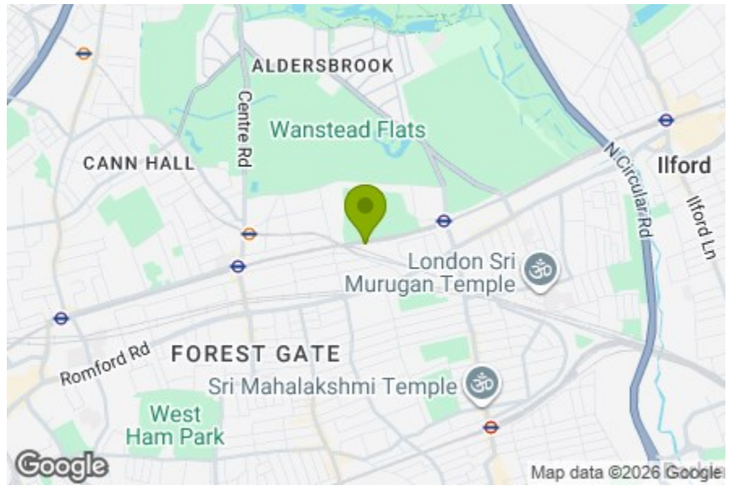
Reception Room
13'8" x 12'0"

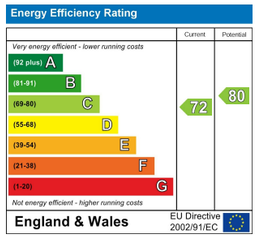
Kitchen
8'3" x 5'8"

Bathroom
8'3" x 5'9"

Bedroom
12'0" x 8'9"

Balcony
12'1" x 3'10"



# CLARENCE ROAD, MANOR PARK

## Offers In Excess Of £375,000 Freehold

## 2 Bed House - Mid Terrace

**Features:**

- Freehold House
- Two Bedrooms
- Two Bathrooms
- Off Road Parking
- Balcony
- Well Presented
- Modern Kitchen & Bathroom
- Close to Expansive Green Space
- Short Walk to Manor Park & Woodgrange Park Stations

A bright and well presented two bedroom freehold home arranged across three floors, with the added benefits of off street parking, a private balcony and two bathrooms. Tucked into a convenient Manor Park location, you're within easy reach of open green spaces, local shops and cafés, while both Manor Park Elizabeth line station and Woodgrange Park Overground are just a short walk away, making commuting across London refreshingly simple.

REQUEST A VIEWING
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IF YOU LIVED HERE...

The heart of the home sits on the first floor, where a generous reception room is filled with natural light and offers plenty of space to relax, entertain or work from home. Pale timber flooring and soft neutral walls create a calm backdrop, while the adjoining kitchen is smartly finished with sleek white cabinetry, crisp white worktops and excellent storage. It's a practical, contemporary space designed for everyday living. Upstairs, the second bedroom enjoys direct access to a private balcony, an ideal spot for a morning coffee or an evening drink, while the family bathroom is finished in a clean, modern style with a bath and overhead shower.

The principal bedroom occupies the ground floor, creating a peaceful retreat with comfortable proportions and the luxury of its own en suite shower room. Both bathrooms have been finished in a fresh, contemporary style, meaning there's very little to do other than unpack and settle in. Thoughtfully maintained throughout, the house offers a practical layout that works equally well for first time buyers, professional couples or anyone looking for a low maintenance freehold home with flexible living space.

WHAT ELSE?

Manor Park station is a short walk away, putting the Elizabeth line on your doorstep, with direct journeys into Stratford, Liverpool Street and the West End. Woodgrange Park Overground is also close by for easy connections across East London.
Wanstead Flats and the wider green spaces of Epping Forest are nearby, offering acres of open parkland for weekend walks, running routes and summer picnics.
You're well placed for the growing collection of independent cafés, bakeries and restaurants around Forest Gate, while Stratford's shopping, dining and leisure options are only a short journey away.