



## Manning Road

Approximate Gross Internal Area  
 Ground Floor = 45.3 sq m / 488 sq ft  
 First Floor = 42.7 sq m / 460 sq ft  
 Outbuilding = 9.6 sq m / 103 sq ft  
 Total = 97.6 sq m / 1051 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Directions

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**3 Bed  
 House  
 located in**



# 24 Manning Road

London  
E17 7DD

Price Guide £600,000  
Freehold



\*\*\*Guide Price £600,000 - £650,000 \*\*\*\*

Humphrey & Co Estates is delighted to present to the market this three bedroom semi-detached house.

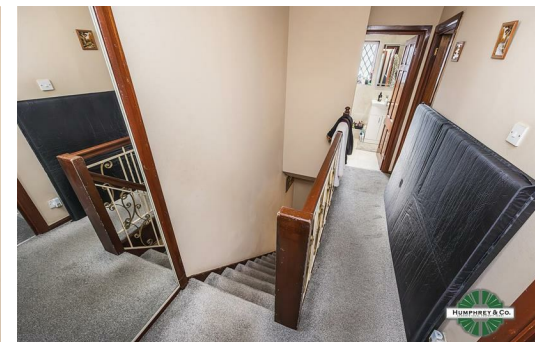
The property benefits from three bedrooms and is available for investors as well as residential purchases and offers an ample living space, with potential for future expansion.

The first floor comprises of two large bedrooms, a smaller room and a family bathroom.

The ground level has a large living room area with a fully equipped kitchen and an additional WC with access to a stunning low maintenance garden.

The property is in a sought after Cul-De-Sac location, within walking distance to Blackhorse Station, with great transport links and easy access to Central London.

Manning Road is a much-desired location with a true sense of community. Minutes away from are St James Street and Blackhorse Road Stations, which provide quick access to the Victoria Line and it would take about 20 minutes to reach London Liverpool Street by train. The numerous cafés, restaurants, and boutique stores of E17 area are all within extremely close proximity.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	
EU Directive 2002/91/EC			

