

Reception Room
10'11" x 25'8"

Kitchen / Diner
9'0" x 19'0"

Conservatory
5'11" x 6'3"

Cellar
4'11" x 22'5"

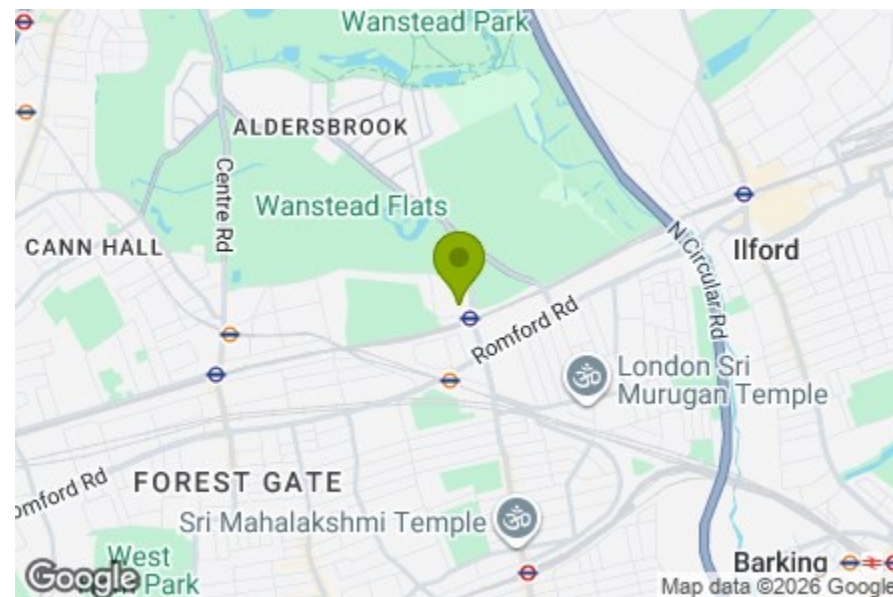
Bedroom
14'5" x 11'2"

Bedroom
9'1" x 11'7"

Bathroom
5'0" x 7'1"

Bedroom
9'1" x 11'6"

Garden
15'5" x 72'2"



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



GLADDING ROAD, MANOR PARK

Offers In Excess Of £650,000 Freehold 3 Bed House



Features:

- Victorian Terraced House
- Three Double Bedrooms
- Driveway
- Upstairs Family Bathroom
- Eat In Kitchen
- Bright Bay Fronted Through Reception
- Short Stroll To Wanstead Flats
- Close To Manor Park Station
- Prime Location
- Cellar

Set on a quiet residential street in Manor Park, this three bedroom house offers generous living space, a private driveway, a bright bay fronted through reception, an eat-in kitchen, a useful cellar and a garden to the rear. Wanstead Flats is just a short stroll away, while Manor Park Station offers easy Elizabeth line connections across London.

REQUEST A VIEWING
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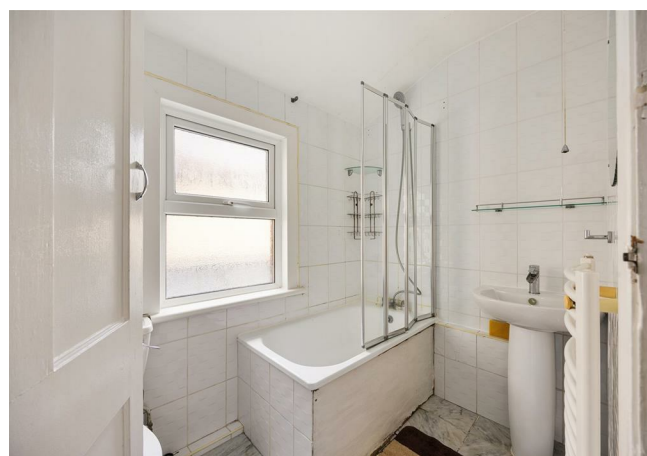
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IF YOU LIVED HERE...

Step through the front door and into a bright bay fronted through reception stretching to almost twenty-eight feet in length. Natural light pours in from both ends of the room, creating a wonderfully open feel, while the generous proportions allow plenty of space for both relaxing and dining. Neutral décor and wood-style flooring keep the look simple and versatile, ready for a new owner to make their mark.

To the rear, the eat-in kitchen is arranged with extensive cabinetry and lengthy worktops on either side, creating a practical space for cooking and gathering. There's room for a dining table by the window, and direct access out to the garden. A useful cellar sits beneath the property, providing valuable additional storage.

Upstairs, you'll find three double bedrooms arranged across the first floor. The principal bedroom spans the full width of the house at the front, with twin windows drawing in plenty of natural light. The remaining two bedrooms are both comfortable doubles

overlooking the rear and side aspects. A family bathroom completes the floor, finished in a clean white suite with both bath and overhead shower. Outside, the garden offers a mix of patio and planting, with mature greenery bringing a leafy backdrop.

WHAT ELSE?

- Wanstead Flats is within easy walking distance, offering acres of open grassland, walking routes, cycling paths and some of East London's most cherished green space.
- Manor Park Station is nearby, with Elizabeth line services providing swift connections to Stratford, Liverpool Street, the West End and Heathrow.
- The Winchelsea Arches are a local favourite, home to independent businesses including Wild Goose Bakery, Wanstead Kitchen and a growing collection of neighbourhood food and drink spots.



A WORD FROM THE EXPERT...

"Manor Park is a unique, eclectic area, packed with Victorian tree lined streets. There's a choice of great gastro pubs like The Forest Tavern and The Golden Fleece and to the north of the area, opens up to the green space of Wanstead Flats, a serene getaway leading away from the hustle and bustle of urban life up into Epping Forest.

Wanstead Park itself, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes, a great place to relax, exercise and soak up some local history.

The area also offers a vast array of transport links such as the Overground and Tube, and this has recently been vastly improved with the Elizabeth Line opening, offering swift transport across Central London and even out to Heathrow Airport".

BEN CHARLETON
E11 BRANCH MANAGER

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