



Clarence Road, Manor Park

Offers In Excess Of £685,000 Freehold

- Three bedroom Victorian house
- Sought after location
- Downstairs toilet
- Landscaped rear garden
- Side access
- Stunning condition
- 0.3 miles to Manor Park Station
- Utility cupboard



# Clarence Road, Manor Park

Petty Son & Prestwich are delighted to offer this stunning three-bedroom bay-fronted Victorian terraced home, beautifully presented and occupying a prime position on a peaceful, tree-lined road within the sought-after Durham Road Conservation Area.

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Council Tax Band: C



Clarence Road is a quiet no-through road, just moments from Wanstead Flats and within easy walking distance of Woodgrange Park Station (0.2 miles) and Manor Park Station (0.3 miles), providing fast Elizabeth Line (Crossrail) connections into the City. From the outset, the home impresses with its handsome bay sash window, attractive two-tone Victorian brickwork, charming front garden and striking yellow front door, creating exceptional kerb appeal.

Inside, a spacious entrance hall showcases a seamless blend of period character and contemporary style. Lovingly maintained by the current owners, the property retains high ceilings, decorative fireplaces and generous proportions, complemented by stylish décor, ornate cast iron radiators and light engineered oak parquet flooring throughout much of the ground floor.

The elegant dining room features bespoke alcove cabinetry, shelving and a fitted box seat, enhanced by a calming colour palette, grey-framed bi-fold doors opening to the garden and a contemporary wall-mounted radiator. Solid pine doors connect the dining room to the stunning reception room, offering flexibility for entertaining and family living, while the large bay window and feature fireplace create a bright, welcoming space.

The beautifully appointed kitchen is fitted with soft blue shaker-style cabinetry, white with grey vein worktops and brass fittings, complemented by a separate utility cupboard and ground floor cloakroom.

Upstairs are three beautifully presented bedrooms and an exceptional family bathroom featuring blue wall panelling, a striking blue and white tiled floor, a generous walk-in shower and a luxurious roll-top bath.

The landscaped rear garden has been designed for both relaxation and family life, with an immaculate decked terrace leading to a well-maintained lawn bordered by sleeper-edged planting beds filled with mature shrubs and colourful planting. A generous barked area to the rear, currently home to a children's climbing frame, offers excellent potential for additional seating or entertaining,

while side access adds further practicality.

EPC Rating: D64  
Council Tax Band: C  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

**Reception Room**  
12'12" x 12'7"

**Dining Room**  
10'6" x 15'7"

**Kitchen**  
9'3" x 6'6"

**Bedroom**  
10'10" x 12'8"

**Bedroom**  
7'9" x 14'10"

**Bedroom**  
10'10" x 6'