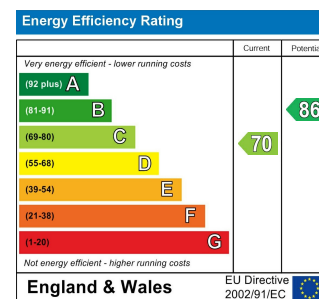
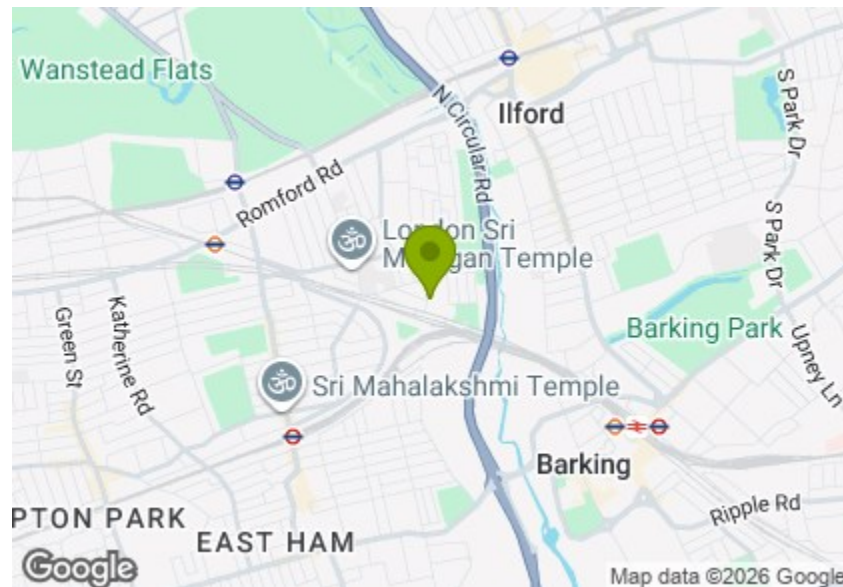


Total Area: 99.9 m² ... 1076 R²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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 operability or efficiency can be given.



DERSINGHAM AVENUE, MANOR PARK

Offers In Excess Of £550,000 Freehold

3 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Freehold
- Three Bedrooms
- Utility Room
- Original Features
- Good Transport Links
- Downstairs WC
- Potential to extend STP
- Chain Free

A beautifully presented three bedroom Victorian terrace, full of original character and thoughtfully updated for modern living. Set on a peaceful residential street in Manor Park, this freehold home offers generous living space, a utility room, downstairs WC and a landscaped rear garden, with potential to extend further subject to the usual permissions. You're also well placed for local shops, green spaces and excellent transport connections.

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IF YOU LIVED HERE...

Step through the smart Victorian frontage and into a home that balances period charm with a warm, contemporary feel. The through reception and dining room stretches across the ground floor, with soft green tones, timber flooring, high ceilings and large windows drawing in plenty of natural light. Original features sit comfortably alongside carefully chosen finishes, creating a welcoming space that feels equally suited to quiet evenings and lively gatherings.

To the rear, the kitchen is a particularly inviting room. Generous in size and filled with daylight from overhead glazing, it offers plenty of worktop and storage space alongside room for everyday dining. Classic cabinetry, metro-tiled splashbacks and thoughtful details give the room a timeless quality. Beyond, the utility room keeps household essentials neatly tucked away, while the downstairs WC adds extra practicality to daily life. Doors open directly onto the garden, making indoor and outdoor living feel naturally connected.

Upstairs you'll find three well-proportioned bedrooms and a family bathroom finished in a clean, classic style. The principal

bedroom is especially spacious, with warm décor and stripped timber floorboards enhancing the sense of character. Outside, the landscaped rear garden offers a lovely balance of greenery and low-maintenance space, with a garden building at the far end providing useful additional flexibility.

WHAT ELSE?

Manor Park Station is within easy reach, offering Elizabeth line services that connect directly to Stratford, Liverpool Street, the West End and Heathrow. Woodgrange Park Overground is also nearby. Wanstead Flats, one of London's largest areas of common land, is close at hand for walks, running routes and open green space throughout the year. The Winchelsea Road arches have become a popular local destination, home to independent favourites including Wild Goose Bakery, The Wanstead Kitchen and Joyau wine bar, while nearby Forest Gate continues to attract an exciting collection of cafés, restaurants and creative businesses.



A WORD FROM THE OWNER...

"We have loved living here - the house is truly a haven and a peaceful retreat from the hustle and bustle of busy London life. For a mid-terraced house, it has so much character and charm and feels incredibly spacious with big rooms and high ceilings. The rarity of a downstairs loo/utility room has been invaluable. The garden is a private sun-trap - great for entertaining and alfresco breakfast in the spring/summer. The neighbourhood is peaceful and well connected to the Elizabeth Line, the District Line and the Overground. We love going for long walks from the house along the Roding Valley Way to Wanstead Park. Little Ilford Park and Valentine's Park are also lovely to wander around. There is a great selection of Indian and Sri Lankan food in East Ham, and the Romford Road has every shop imaginable, from fresh fruit and veg to DIY essentials. "

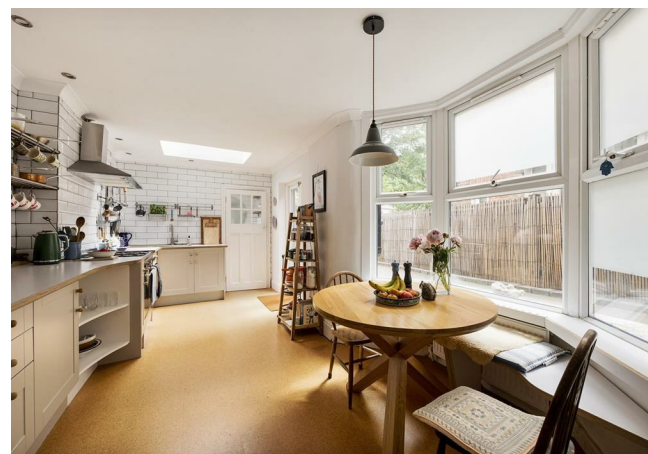
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Reception
11'9" x 12'11"

Reception
9'8" x 11'1"

Kitchen/Diner
11'5" x 19'6"

WC/Utility
9'1" x 4'7"

Bedroom
15'1" x 12'11"

Bedroom
9'8" x 11'3"

Bathroom
5'10" x 6'6"

Bedroom
9'1" x 11'7"

Garden
approx. 25'7" x 15'8"



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