



DURHAM ROAD, MANOR PARK

Offers In Excess Of £825,000 Freehold 4 Bed House



Features:

- Victorian Freehold House
- Extended Open Plan Kitchen-Diner
- Four Bedrooms
- Upstairs Family Bathroom + Downstairs WC
- Manor Park Conservation Area
- Close to Manor Park Station
- Expansive Green Space Nearby
- Period Features Throughout
- South Facing Garden
- Cellar

A handsome four bedroom Victorian freehold house, full of character and unfolding over 1,438 square feet. Set in Manor Park's Conservation Area, this is a home with real presence, from the arched doorway and chequerboard path outside to the generous proportions, period features and beautifully extended kitchen-diner within. You also have a first floor family bathroom, a ground floor WC, private rear garden and Manor Park Station within easy reach, with the open greenery of Wanstead Flats also close by.

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IF YOU LIVED HERE...

You'd step through that lovely frontage and into a long entrance hall, where the sense of space is immediate. At the front, the bay fronted first reception room is beautifully bright, framed with double-glazed wooden sash windows, and completed with an original fireplace and stripped timber floorboards underfoot. Beyond that, a second reception gives you another warm and inviting living space, with more original floorboards and an exposed brick chimney breast bringing texture and character. Together, the two rooms have a natural flow, making the ground floor feel both sociable and calm.

To the rear, the house opens out into a generous extended kitchen-diner, designed with everyday living in mind. Skylights and garden-facing glazing pull in the light, while the large central island anchors the room and leaves plenty of space for cooking, gathering and long lunches that turn into supper. The garden sits just beyond, framed by mature greenery and offering a quietly tucked-away place to eat outside or simply exhale. Back inside, the ground floor WC is neatly placed, while the cellar stretches almost the full depth of the house and gives you excellent storage.

Upstairs, four bedrooms are arranged off the landing, with three well-proportioned doubles and a fourth room that would work beautifully as a nursery, study or child's bedroom. The principal rooms continue the home's spacious, airy feel, and the bathroom is especially well considered with both a freestanding tub and separate shower. Throughout, the house strikes that lovely balance between preserved Victorian character and comfortable family life, with enough flexibility to grow into over time.

WHAT ELSE?

Durham Road sits within Newham's officially designated Durham Road Conservation Area, which helps preserve the character of this attractive Manor Park pocket.

Manor Park Station is on the Elizabeth line, making this a well-connected spot for getting across London.

Wanstead Flats is a large stretch of open grassland at the southern end of Epping Forest, so you have expansive green space close at hand for walks, weekend runs and a bit of breathing room.

The local area guide highlights Old Manor Park Library as a creative community hub, and picks out The Forest Tavern and The Golden Fleece among the neighbourhood favourites, with Wanstead Park nearby for lakeside walks and cycle paths.



A WORD FROM THE OWNER...

"This has been our family home for 24 years, and it has always been a warm, relaxed, and comfortable place to live. Whenever friends and family visit, they comment on how inviting the house feels. This is especially true of the kitchen, where the table comfortably seats 12 for those big, memorable gatherings. Manor Park Village is beautiful, particularly in the spring when the cherry blossoms are in full bloom. The locals take great pride in maintaining the community garden close to the station and the flowerbeds. You can either volunteer to help or simply sit back and enjoy the picturesque surroundings. For outdoor lovers, Wanstead Flats is right on your doorstep for a stroll. If you fancy a longer walk, or a very short drive, you can head into Wanstead Park Woods; both allow you to really connect with nature and support your wellbeing. On the way back, we love stopping at The Golden Fleece, our friendly local pub, for a drink or a bite to eat. We're fortunate to have fantastic local amenities. One of my favourites is the International Food Centre; their olives, fresh bread, and local produce are a huge hit whenever we have guests. Having Parker Dairies deliver fresh milk once a week is another lovely local bonus. I truly hope that when you visit, you will not just see a house, but a home where you can build your own fond memories too."

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Reception Room
14'1" x 11'8"

Reception Room
14'1" x 9'10"

Kitchen/Diner
18'11" x 17'5"

WC

Bedroom
10'1" x 9'6"

Bathroom
6'6" x 7'6"



Bedroom
14'1" x 10'8"

Bedroom
12'7" x 10'11"

Bedroom
7'1" x 10'11"

Cellar
5'6" x 22'4"

Garden
approx 20'8" x 28'10"



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