



## Manor Park Road, Manor Park, E12 5AB

### Offers In Excess Of £600,000

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**\*\* CHAIN FREE END OF TERRACE HOUSE IN POPULAR LOCATION IN MANOR PARK. IDEAL FAMILY HOME WITH LOTS OF ORIGINAL FEATURES \*\***

OC Homes are delighted to offer for sale this good size three bedroom terraced house, in a sought after location in Manor Park. Located on a lovely tree lined street, lies this three bedroom terraced house with lots of original features. The property is ideal for an incoming buyer to make a family home with scope for improvement as required. It is in an up and coming area close to a multitude of excellent public transport links and local amenities, as well as cycle lanes to Central London.

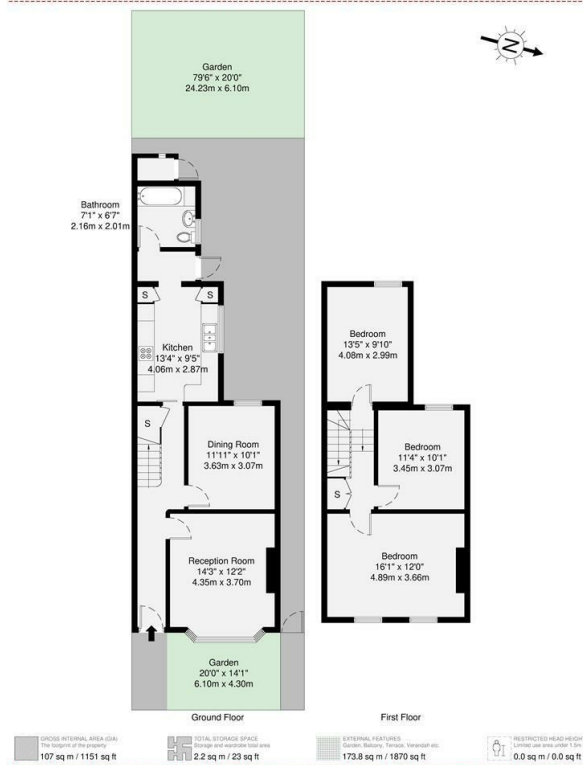
- THREE DOUBLE BEDROOMS
- LOTS OF PERIOD FEATURES
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME
- CHAIN FREE

Accommodation comprises; Ground Floor- front garden, entrance hallway, reception room, dining room, kitchen, three piece bathroom, and a good size rear garden. First Floor - three double bedrooms, with access to a sizeable loft which can be easily converted to create another bedroom and bathroom (STPP). Offered chain free, this property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

#### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Current                                                         | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                                              |                         |
| (81-91) <b>B</b>                                                |                         |
| (69-80) <b>C</b>                                                |                         |
| (55-68) <b>D</b>                                                |                         |
| (38-54) <b>E</b>                                                |                         |
| (21-38) <b>F</b>                                                |                         |
| (1-20) <b>G</b>                                                 |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.