

Through Lounge
22'9" x 14'5"

Kitchen
10'0" x 8'0"

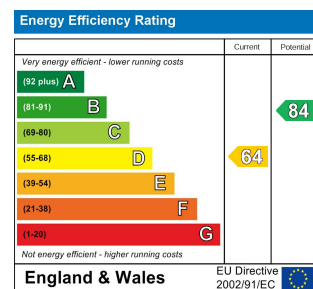
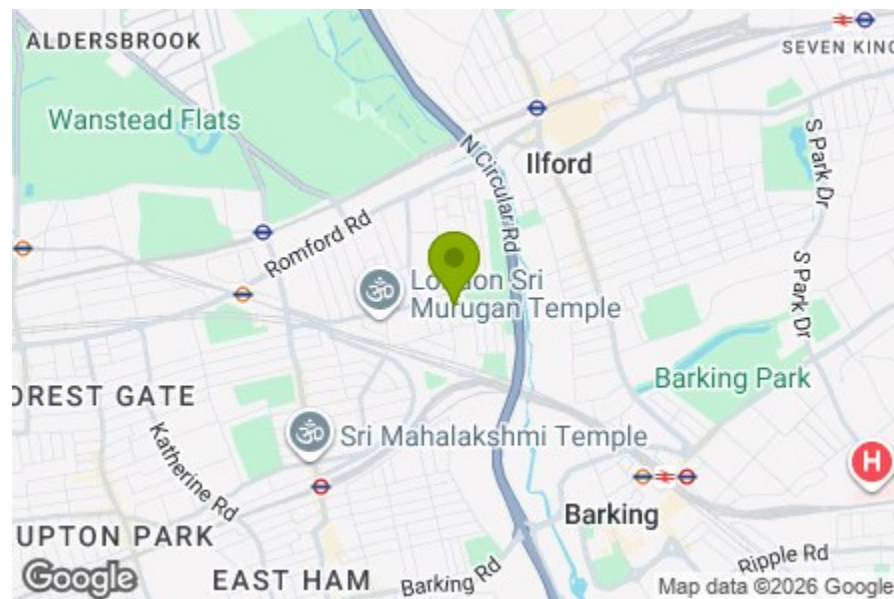
Bedroom
14'5" x 10'0"

Bedroom
9'10" x 8'11"

Bathroom
6'7" x 5'1"

Garden
27'10"

Total Area: 64.6 m² ... 696 ft²
All measurements are approximate and for display purposes only



LANDSEER AVENUE, MANOR PARK

Offers In Excess Of £450,000 Freehold 2 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Freehold
- Two Double Bedrooms
- West Facing Private Garden
- Close to transport links
- Potential to extend STP
- Close to Little Ilford Park
- Chain Free

A bright and characterful two bedroom freehold mid terrace with a west facing garden, set in the Little Ilford pocket of E12. With Little Ilford Park close by, Ilford station within easy reach and everyday amenities nearby, this is a well placed home with plenty of scope for the next chapter, including potential to extend subject to the usual permissions.

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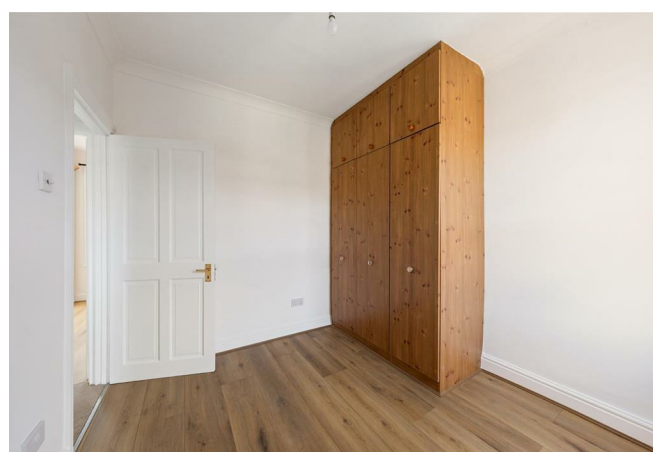
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IF YOU LIVED HERE...

You'd step in through the hallway and find a generous through lounge unfolding from front to back, with good proportions and a lovely sense of natural light throughout. The front section sits beneath a bay window and centres around a cast iron fireplace, while the rear section has an easy, connected feel and leads through to the kitchen at the back. It is a simple, practical layout that works well day to day, with warm timber flooring underfoot and clean white walls keeping everything feeling bright and calm.

The kitchen is neatly arranged with shaker style timber cabinetry, dark worktops and a window looking out to the garden. Outside, your private west facing garden stretches to

around 8.5 metres, with a patio path, lawn and a useful garden outbuilding at the far end. Upstairs, both bedrooms are doubles, with the front bedroom featuring fitted wardrobes. The family bathroom sits on the first floor, making this a one bathroom home with a comfortable flow, generous room sizes and plenty of future promise.

WHAT ELSE?

- Little Ilford Park is close at hand for open green space, tennis courts, play areas and everyday walks.
- Ilford station is the handiest option for getting into Central London, with fast Elizabeth line connections and a busy town centre feel all around it.
- You won't ever be stuck for essentials thanks to the great selection of convenience stores along Romford Road.



A WORD FROM THE OWNER.....

"We bought this house in 1999 and brought our children up in it, until they left for university. Landseer Avenue is generally a quiet street with friendly neighbours.

We've done some renovating over the years, including updating the kitchen and bathroom; new flooring and carpet. The garden is cosy and neat and great for a small kitchen garden. We have grown lovely carrots and beetroots as well as tomatoes. We've enjoyed the plums from our small plum tree every summer. Our neighbours have a lovely apple tree, which they invite us to help ourselves to at any time.

The house is located close to many amenities with nurseries, primary and secondary schools, shops, GP surgery and Little Ilford Park very close by. Wanstead Park and Wanstead Flats are also within easy access. It's a five-minute walk to get a bus to Ilford station and a wider choice of shops in the shopping centre. Ilford station also puts you on the Elizabeth Line and easy access to Stratford Olympic Village and central London.

We've enjoyed living here. Our home has been a welcoming space for our family for many years. We are moving to be outside of London."

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