



Total area: approx. 136.2 sq. metres (1465.7 sq. feet)
This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.



Second Avenue

Council: Newham | Council Tax Band: D | Floor Area: 1465.70 sq ft

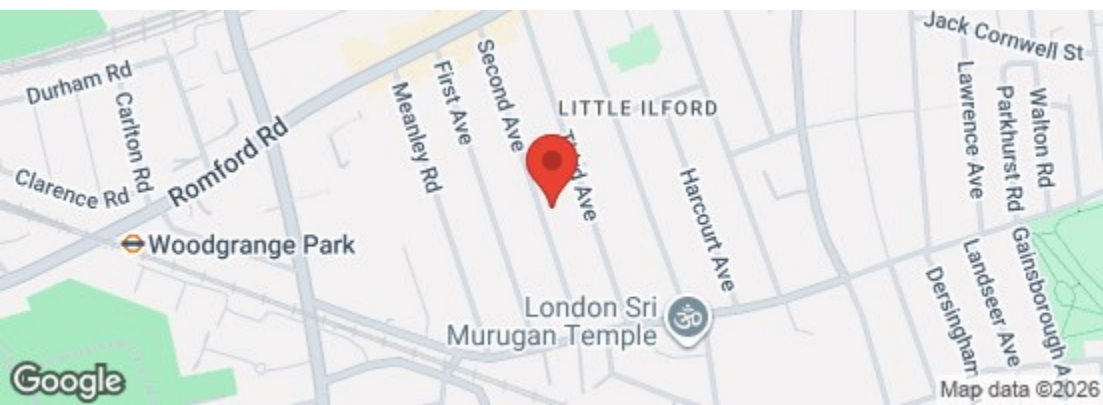


Second Avenue, Manor Park , E12 6EN

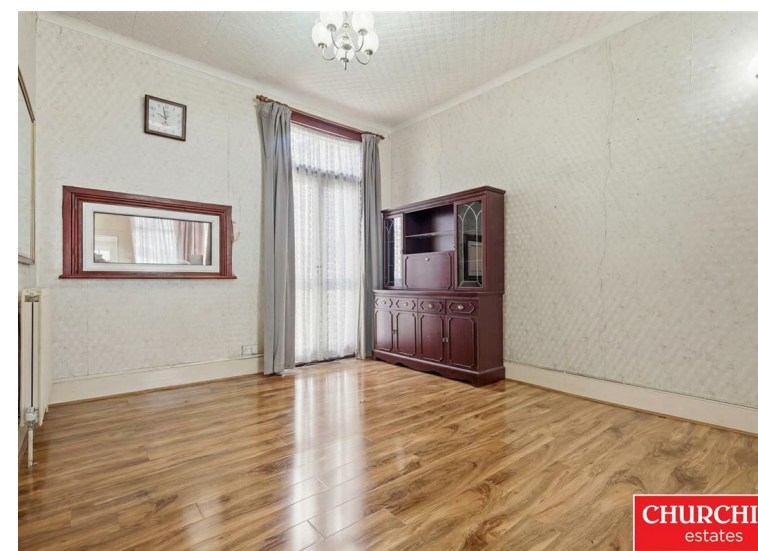
Offers In Excess Of £500,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

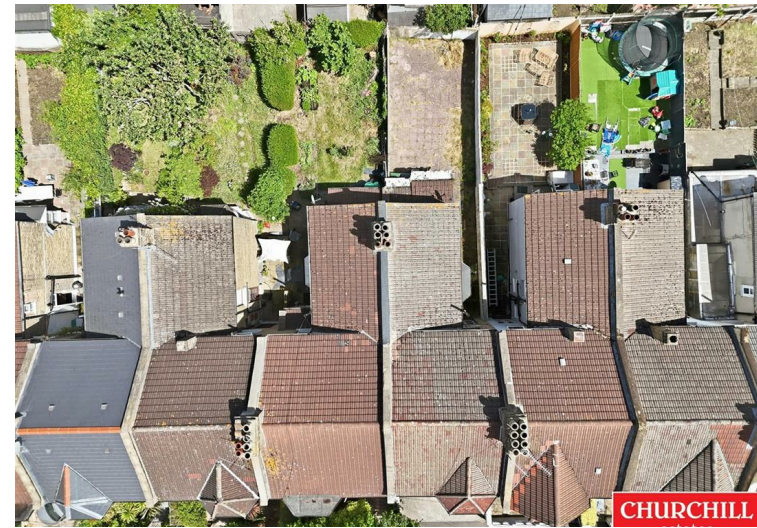
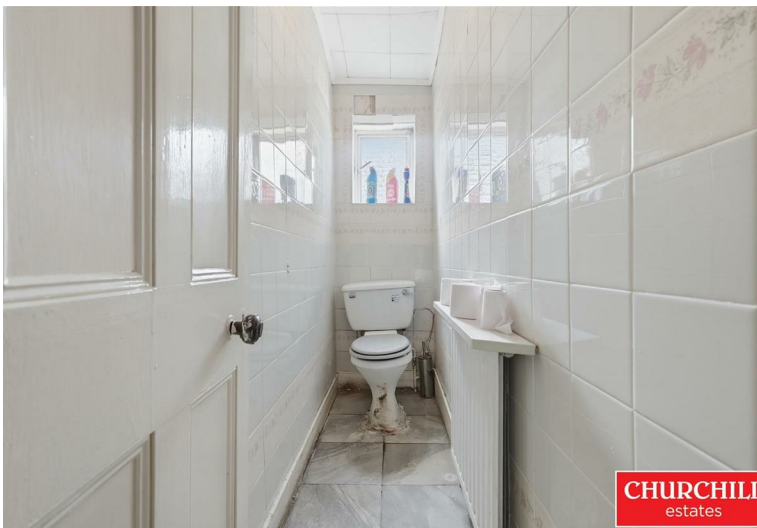


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Churchill Estates are delighted to present this substantial four bedroom brick fronted terraced home, offered to the market with no onward chain.

Requiring some modernisation the property presents an excellent opportunity for buyers looking to create a long term family home in a great location, with scope to extend into the loft and to the rear (STPP).

The accommodation begins with an enclosed porch leading into a welcoming hallway. To the front is a large through lounge with beautiful bay window offering a bright and versatile living space. Continuing through the property a separate dining room provides the ideal setting for family meals and entertaining, flowing into the fitted kitchen and adjoining lean-to/conservatory with access to the rear garden. A convenient ground floor WC and dry cellar completes the downstairs.

The first floor comprises four bedrooms, including three generous doubles and a well proportioned single bedroom, making the property ideal for growing families. This floor is served by a family bathroom together with a separate WC.

Externally the property benefits from a landscaped, low-maintenance private rear garden and a private driveway to the front with off street parking for one vehicle.

The location is particularly convenient for commuters with Manor Park Station (Elizabeth line) and Woodgrange Park Station (London Overground) both approximately 0.4 miles away, offering excellent connections into the City. East Ham Underground Station is also within around 0.7 miles providing access to the District and Hammersmith & City lines.

Families are well catered for with a number of well regarded schools nearby including Sir John Heron Primary School (0.1 miles), Avenue Primary School (0.2 miles), St Winefride's RC Primary School (0.3 miles) and Little Ilford School, a popular secondary school located around 0.4 miles from the property.

Combining generous living space, character features, off-street parking and exciting potential this is a fantastic opportunity to acquire a spacious family home in a well connected location.

To arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

