



Essex Road, Manor Park

Asking Price £775,000 Freehold

- Large, end of terrace home spanning 1,846 square foot
- Three bathrooms
- 22'8 wide contemporary kitchen/diner with store
- A host of inbuilt storage throughout
- South Westerly garden
- Five bedrooms
- Two formal receptions rooms
- Separate utility room
- Secure, off street parking
- 0.5 Miles to the Elizabeth line

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SOLD BY PETTY SON & PRESTWICH Positioned on a generous corner plot with off-street parking and convenient side access, Petty Son & Prestwich are pleased to present this beautifully extended, five-bedroom family home.



Council Tax Band: C



Prominently positioned on Essex Road, this large end-of-terrace property extends to a remarkable 1,846 sq. ft., offering expansive, versatile accommodation ideal for growing families and those who love to entertain. Commuters will appreciate the excellent transport connections, with both the Suffragette Line at Woodgrange Park and the Elizabeth Line at Manor Park Station just 0.5 miles away. Everyday convenience is also on your doorstep, with the amenities of East Romford Road only a short stroll from the property. Families will note the proximity to Little Ilford Comprehensive School - just 0.3 miles away and rated 'Good' by Ofsted.

Inside, the home is beautifully presented and move-in ready, with a crisp white colour palette, a blend of wooden and decorative tiled flooring, double-glazed sash windows, and elegant period radiators throughout. A welcoming porch with fitted storage leads into the first of two generous formal reception rooms, complete with a bay window and an attractive central fireplace. The second reception, ideal as a spacious, formal dining room, flows seamlessly from the wide, characterful entrance hall. To the rear, the impressive 22'8 wide kitchen-dining room features wooden worktops, weatherboard detailing, range cooker, and twin butler sink. A pantry cupboard and a dedicated utility room, leading to a sleek wet room with oversized rainfall shower and recessed controls, provide exceptional practicality. Additional storage is available in the cellar, accessed via the ground-floor staircase.

The first floor offers three well-proportioned bedrooms. The largest bedroom boasts a bay window and a walk-in wardrobe, while another bedroom enjoys dual-aspect windows and integrated double wardrobe. A stylish family bathroom with a period-inspired white suite, half-height weatherboarding, and Minton-style flooring completes this level. The top floor hosts two further generous double bedrooms, each with excellent built-in storage. One benefits from its own en-suite shower room, finished with the same thoughtful period detailing as the main bathroom.

Outside, the south-westerly garden provides both patio and lawn areas, perfect for relaxed summer

entertaining and everyday family life. French doors from the kitchen lead directly into the garden, which also includes hardstanding parking accessed via a secure garage door. On-road permit parking is also available.

EPC Rating: C69
Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Living Room

11'10" x 14'1"

Dining Room

11'10" x 14'1"

Kitchen/Breakfast Room

8'10" x 22'8"

Utility Room

9'9" x 5'1"

Cellar

9'11" x 10'6"

Bedroom

7'10" x 14'2"

Bedroom

11'10" x 9'4"

Bedroom

8'6" x 11'10"

Bedroom

16'5" x 12'9"

Bedroom

16'5" x 9'8"