



## SECOND AVENUE, MANOR PARK

### Offers In Excess Of £600,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedroom House
- Double Bay Frontage
- Very Well Presented Throughout
- Two Spacious Receptions
- Packed With Original Features
- Well Maintained Garden
- Modern Bathroom
- Close To Wanstead Flats
- Short Walk To Manor Park Station

Located mere minutes from the glorious Wanstead Flats, this beautifully restored four-bedroom mid-terrace home is packed with highlights, including two bright receptions, a dine-in kitchen, stylish first floor bathroom and spacious rear garden, plus all the lovely original period features found throughout.

Not only are there many fantastic amenities in the direct neighbourhood, Manor Park station is only ten mins away on foot, where where you can grab an excellent coffee from Urban Baristas, and hop on the Elizabeth line to reach Liverpool Street within just 15 minutes - a fabulous commute time.

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## IF YOU LIVED HERE...

Beyond that bay frontage, you'll find a home that's been artfully restored, with spotless decor and tasteful design, as well as many practical updates such as the recently installed boiler and underfloor heating in the kitchen.

The two adjoining receptions are particularly impressive, with original timber floorboards running throughout, ornate cornicing and two striking fireplaces. Want to create a cosier retreat? Simply close the internal double doors and transfer the space into two rooms.

Head on to your traditional yet fully modern dine-in kitchen, where you'll find smart units, sleek worktops and a butler basin. It's got a fantastic layout, with plenty of room for a dining table, and light pouring in through the patio doors.

Outside you have a spacious garden with a great sized lawn surrounded by mature foliage and leafy climbers. The decked patio at the rear will be joy to sit out on when the sun is shining.

On your first floor, you've got four thoughtfully designed bedrooms, three generous doubles, and a smaller one which would be perfect for a nursery or office. There's also a family-bathroom with vintage-style fittings and glossy metro brick tiling.

As well as having Manor Park station so nearby, Woodgrange Park Overground station is 12 minutes on foot, where you have access to the Suffragette Overground.

## WHAT ELSE?

- Parents will be pleased to know you have a wide choice of great primary and secondary school in the area.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Romford Road.
- Combine a walk to Wanstead Flats with a visit to the Golden Fleece, a traditional pub with a beer garden, well-stocked menu and a great selection of drinks.



## A WORD FROM THE OWNER.....

"We adore this house. We fell in love the moment we walked in and saw all the original features - the fireplaces and the double doors in the living and dining room are my favourite things in the house! We added the sash windows when we moved in, to complement all the period character that's on the inside of the property. It's a special place, we moved here as a couple and will be leaving as a family of four. We love how deceptively spacious it is - all the rooms are great proportions, and it has been a perfect house for us to grow into as our family has grown. We love to watch the garden transform through the seasons, particularly in early summer when the Wisteria over the decking gives off huge sprays of white flowers which smell divine! There is a wonderful diverse community locally. Our street has a WhatsApp group, and neighbours are always happy to help each other out. We've also made great friends with other local parents since starting our family. The location is great, with Wanstead Flats on the doorstep - we love to go on walks with the dog, feed the ducks, and wander down to Ramble Cafe for a coffee and cake."

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**Reception**  
12'4" x 14'4"

**Bedroom**  
11'2" x 11'9"

**Reception**  
11'2" x 11'8"

**Bathroom**  
7'10" x 7'3"

**Kitchen/ Diner**  
10'10" x 21'8"

**Bedroom**  
11'0" x 11'5"

**Bedroom**  
4'4" x 8'5"

**Garden**  
35'1" x 17'6"

**Bedroom**  
12'5" x 14'4"



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