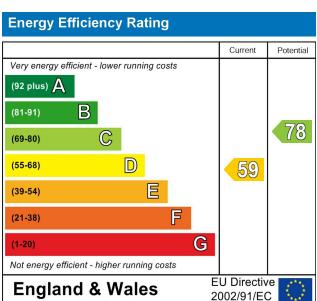
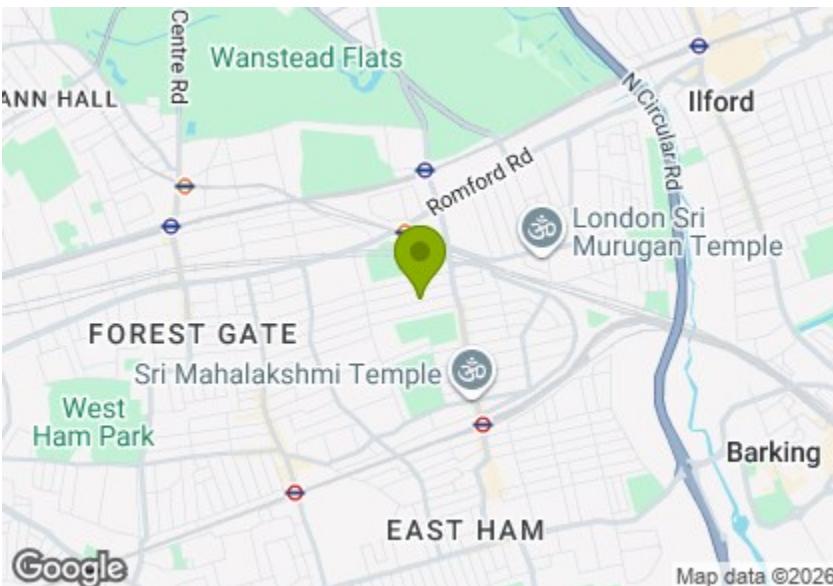




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



MONEGA ROAD, MANOR PARK Offers In Excess Of £550,000 Freehold 3 Bed House



Features:

- Victorian Terraced House
- Three Double Bedrooms
- Two Bathrooms
- Open Plan Through-Lounge
- Well Presented
- Close to Manor Park Station
- Scope for Development (STP)
- Modern Kitchen & Bathroom

Set on a quiet street near Manor Park's charming Durham Road Conservation Area, this three-double-bedroom Victorian home offers an impressive range of features inside and out, from the neatly landscaped rear garden to the bright, spacious living areas, plus exciting potential for further development.

The location is as appealing, just a short hop from Forest Gate's excellent amenities and the greenery of Wanstead Flats and Plashet Park. Public transport links are also excellent, with easy access to Manor Park for the Elizabeth line.

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IF YOU LIVED HERE...

Thanks to its immaculate condition, you can settle straight into this impressive 924 square foot Victorian home. Move-in ready yet full of possibilities, it also offers exciting scope for development should you wish to extend in future (subject to the usual permissions).

The dual-aspect double reception is bright, generous and smartly finished, with neutral colours and room to dine, relax and entertain. The kitchen continues the theme, with modern fittings and period charm courtesy of the butler sink, while a utility area and ground floor WC add welcome practicality.

Upstairs, three smart bedrooms offer flexibility, with one featuring bespoke storage. The first-floor bathroom is sleek and pristine, complete with a tub.

Step through the rear door to your smartly landscaped garden, ideal for outdoor dining during warmer months.

Beyond, you'll be delighted to find some excellent amenities

within strolling distance. Although you're also near Plashet Park, start with a walk to Wanstead Flats, ideal for dog-walkers, fitness fans and picnickers. On the way there, stop off at the Golden Fleece for a drink, or stroll a bit further to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery, but you're sure to uncover some gems of your own in this dynamic neighbourhood.

WHAT ELSE?

- As well as having Manor Park station nearby, Woodgrange Park Overground station is even closer for the Gospel Oak to Barking line (handy for Hampstead Heath or the Essex seaside).
- Parents will be pleased to know you have a wide choice of great primary and secondary schools in the area.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).



A WORD FROM THE EXPERT...

"Manor Park is a unique, eclectic area, packed with Victorian tree lined streets. There's a choice of great gastro pubs like The Forest Tavern and The Golden Fleece and to the north of the area, opens up to the green space of Wanstead Flats, a serene getaway leading away from the hustle and bustle of urban life up into Epping Forest.

Wanstead Park itself, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes, a great place to relax, exercise and soak up some local history.

The area also offers a vast array of transport links such as the Overground and Tube, and this has recently been vastly improved with the Elizabeth Line opening, offering swift transport across Central London and even out to Heathrow Airport".

BEN CHARLETON
E12 BRANCH MANAGER

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Reception
11'4" x 23'9"

Kitchen
9'7" x 9'1"

Utility
6'6" x 3'8"

WC

Bedroom
14'11" x 10'9"

Bedroom
9'10" x 10'9"

Bathroom

Bedroom
9'6" x 8'6"

Garden
14'11" x 42'11"



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