



 **2**
Bedrooms

 **1**
Bathroom



Three bedroom house in Manor Park E12,

Offering two reception rooms, open-plan kitchen and ground floor bathroom. Requiring some updating, the property offers spacious accommodation, excellent potential and convenient access to the A406, Ilford and Romford Road.

Chain Free

The property offers spacious ground floor accommodation comprising two reception rooms, an open-plan kitchen and a ground floor bathroom.

Upstairs are three bedrooms.

Although the property requires some updating, it offers excellent potential to create a comfortable family home and represents good value for money.

Conveniently located with easy access to the A406, Ilford and Romford Road, with local amenities and transport links close by.

Viewing is highly recommended.

Chain free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	82
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Church Road, LONDON, E12 6HN

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	65	73
England, Scotland & Wales		EU Directive 2002/91/EC

