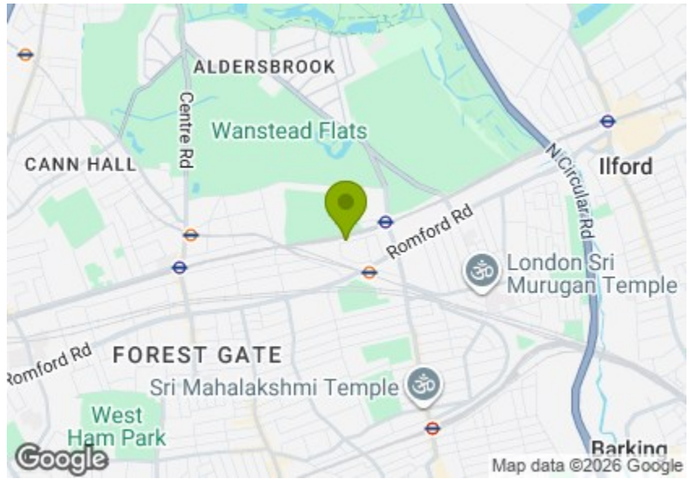

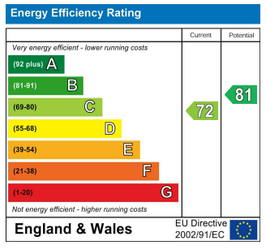

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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DURHAM ROAD, MANOR PARK

Offers In Excess Of £800,000 Freehold

4 Bed House - Mid Terrace

Features:

- Four Bedroom House
- Victorian Terrace
- Beautifully Renovated By Current Owners
- En-Suite To Master Bedroom Plus Modern Family Bathroom
- Two Reception Rooms
- Stylishly Extended Kitchen Diner
- Located Within The Desirable Durham Road Conservation Area
- Short Walk To Manor Park Station
- Close To Wanstead Flats

This beautifully restored four-bedroom Victorian terrace is full of standout features, including two immaculate reception rooms, a stylishly extended kitchen/diner, a first-floor family bathroom, a master bedroom with ensuite, and a lovingly landscaped garden.

As for the location, it's situated on a peaceful tree-lined street in the Durham Road conservation area, just a few minutes from the excellent amenities of Forest Gate and the historical greenery of Wanstead Flats. Central London is easily accessible thanks to the Elizabeth line at Manor Park station, a five minute stroll away.

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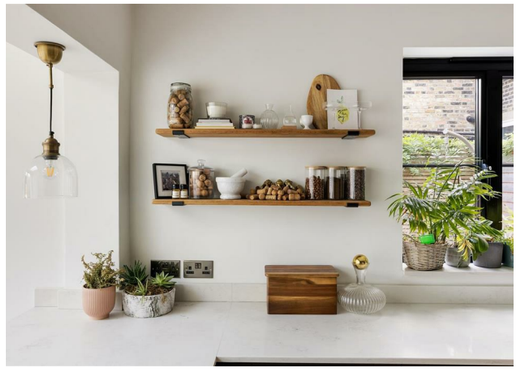

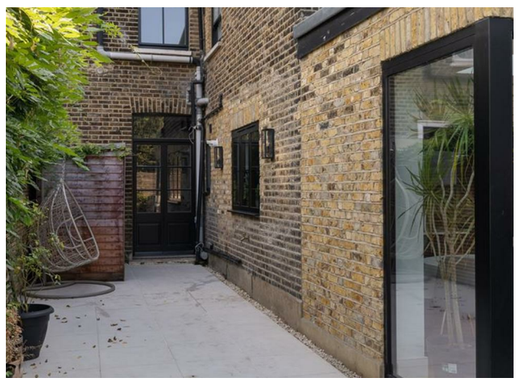

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IF YOU LIVED HERE...

Beyond that striking frontage, you'll find an impressive home with a careful balance of traditional features and contemporary updates packed into its 1371 square feet.

In the front reception, the large bay windows decked out with shutters, ornate coving and striking fireplace add period elegance, while the rear reception features rich tones, bespoke cabinetry and the same engineered flooring that runs throughout.

The dine-in kitchen is flooded with natural light, showing off every inch of its carefully considered design. From the range-style oven to the glossy worktops, it's packed with thoughtful features. The breakfast bar is perfect for casual meals, while there's also space for a full-sized dining table. Pendant lighting and downlights strike the perfect balance, while the parquet flooring sets a lovely warm base.

The spacious garden has two sun trap seating areas, a luscious lawn and mature foliage to bring a sense of seclusion - something the slated fencing adds to.

On your first floor, you have four bright and brilliant bedrooms, including a master with a beautiful ensuite. The family bathroom on this floor is stunning with both a walk-in shower and striking claw-foot freestanding tub.

While it might be tempting to spend all your free time at home, you'll be delighted to find some fantastic amenities nearby. Start with a stroll to Wanstead Flats, which is ideal for dog-walkers, fitness fans and picnickers.

Hungry? Head to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches - about 15 mins on foot. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Joyau wine.

In the other direction, you'll come across the Golden Fleece, a traditional pub with a beer garden, well-stocked menu and a great selection of drinks. You'll have a brilliant time exploring and uncovering your own favourite gems.

WHAT ELSE?

- Manor Park station is around five minutes on foot, where you can use the Elizabeth line to get directly to Liverpool Street in about 15 mins or Bond St in 20 mins. As well as having Manor Park so nearby, Woodgrange Park Overground station is less than ten minutes on foot 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 highly regarded primary and secondary school less than a mile away on foot.
-You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus Manor Park is only a short hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).

A WORD FROM THE OWNER.....

"Every inch of the property has been renovated, every window and door, every floor, every internal door, there is also a new kitchen and bathrooms. The property has underfloor heating throughout the downstairs, and app controlled radiators upstairs. Soundproof windows have been fitted to the back bedrooms to reduce train noise and we have restored multiple period features such as the ceiling mouldings, fireplace and front stonework.

We've loved having Wanstead flats on our doorstep and walking up to Wanstead at the weekends for a croissant from Gail's. Having the Elizabeth line as well as the suffragette line so close by has been amazing."

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Reception Room
14'1" x 14'2"

Reception Room
14'1" x 10'0"

WC

Kitchen
9'10" x 14'5"

Dining Area
8'8" x 8'11"

Bedroom
9'0" x 10'11"

Bedroom
10'9" x 10'10"

Bedroom
10'5" x 10'10"

Ensuite
3'3" x 7'10"

Bathroom
7'0" x 7'9"

Bedroom
9'10" x 9'2"

Garden
20'0" x 28'2"

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