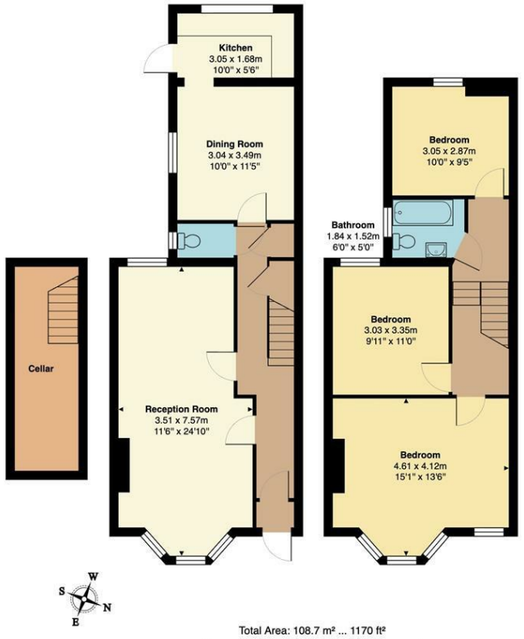
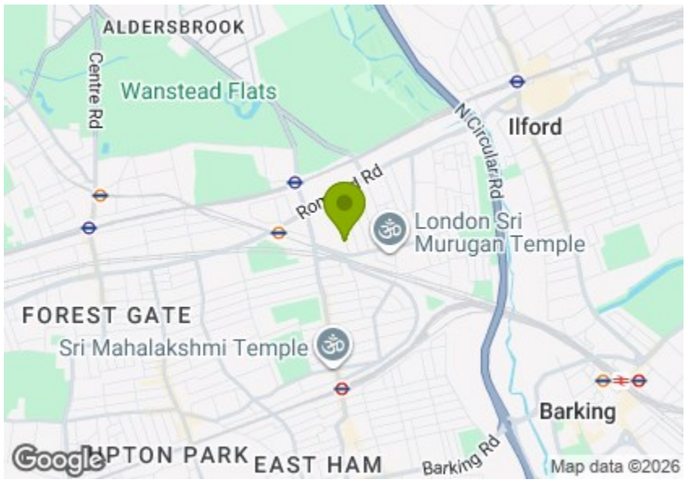
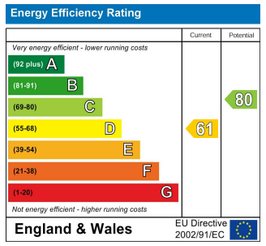
Garden - approx. 4.8m x 11.4m



Total Area: 108.7 m² ... 1170 ft²

All measurements are approximate and for display purposes only





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MEANLEY ROAD, MANOR PARK

Offers In Excess Of £550,000 Freehold

3 Bed House - Mid Terrace

Features:

- Three Bedroom House
- Double Bay Fronted
- Spacious Through Reception
- Private South West Facing Garden
- Cellar
- First Floor Family Bathroom Plus Ground Floor WC
- Short Walk To Manor Park Station
- Close To Wanstead Flats

A characterful three bedroom, double bay fronted mid terrace, set on a quiet residential street in Manor Park. With a spacious through reception, private south west facing garden, cellar and both a first floor family bathroom and ground floor WC, this is a home designed around real day to day living. From nearby Manor Park Station you can reach Tottenham Court Road and Canary Wharf in just a short journey, making this a well connected base with a genuine sense of neighbourhood. You are also close to the open greenery of Wanstead Flats, offering that welcome balance between city pace and weekend calm.

Behind its handsome brick façade and twin bays, the house unfolds with pleasing proportions and a lovely sense of light.

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IF YOU LIVED HERE...

Step through the front door and into the generous through reception, where the double bay window draws daylight deep into the space. There is a natural flow between living and dining areas, giving you flexibility for family life, hosting friends or carving out a quiet corner to work from home. The cellar below offers valuable additional storage, keeping the main rooms feeling clear and considered.

To the rear, the kitchen leads directly out to your private south west facing garden. The orientation means long stretches of afternoon sun, with plenty of room for outdoor dining, relaxed evenings and a little planting if you wish. A ground floor WC adds thoughtful practicality, especially for busy mornings.

Upstairs are three well sized bedrooms and a family bathroom, all arranged across the first floor. The double bays create generous principal rooms with elegant proportions, while the third bedroom works beautifully as a nursery, study or guest room. It is a straightforward, adaptable layout that can evolve easily over time.

WHAT ELSE?

Fast Elizabeth line services from Manor Park place the West End, the City and Docklands within easy reach.
The surrounding streets have a quietly confident feel, with independent cafés, bakeries and small businesses continuing to appear, reflecting the growing pride people are taking in the area.
Well regarded primary and secondary schools are close by, making this a practical option for families at different stages.
The wide open landscapes of Wanstead Flats are just a short walk away, perfect for weekend wandering or a morning run.
A well proportioned family home in a pocket of East London that feels increasingly self assured, connected and full of promise.

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
E11 BRANCH MANAGER

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Reception Room
11'6" x 24'10"

WC

Dining Room
9'11" x 11'5"

Kitchen
10'0" x 5'6"

Bedroom
15'1" x 13'6"

Bedroom
9'11" x 10'11"

Bathroom
6'0" x 4'11"

Bedroom
10'0" x 9'4"

Garden
approx 15'8" x 37'4"

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