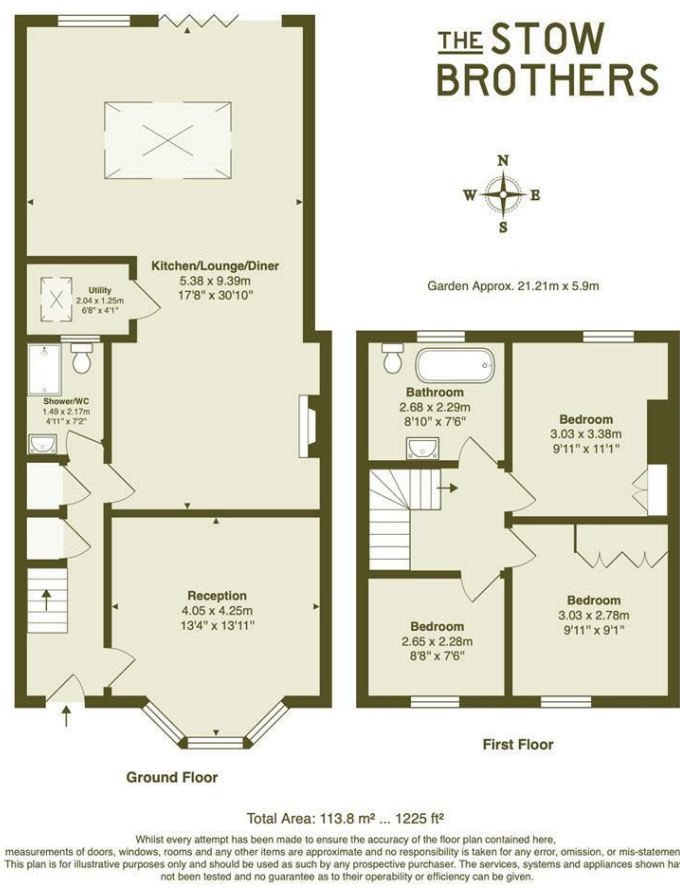




CARLYLE ROAD, MANOR PARK
Offers In Excess Of £650,000 Freehold
3 Bed House - Mid Terrace

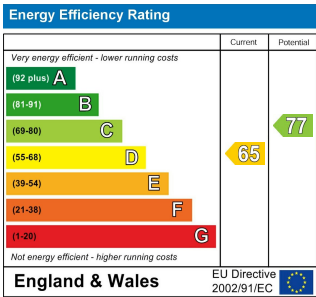
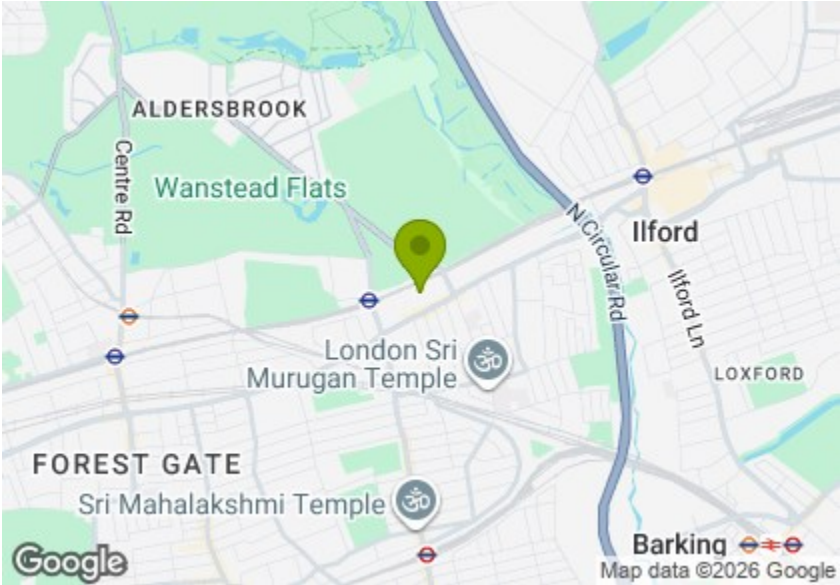


Features:

- Victorian Terraced House
- Three Bedrooms
- Stunning Extended Kitchen/Reception Room
- Bay Fronted Reception
- Utility Room
- Chain Free
- Potential to Extend (STP)
- Close to Manor Park Station
- Short Stroll To Wanstead Flats

A beautifully restored three-bedroom, two bathroom Victorian home on Carlyle Road, perfectly positioned on the borders of Manor Park, Forest Gate and Wanstead. Combining period charm with contemporary design, this characterful home features a bay-fronted reception room, an impressive extended kitchen/diner with separate utility, a private rear garden and approved plans for a loft conversion. With Manor Park Elizabeth line station just a short walk away, it's a fantastic family home with plenty to offer. It's on the market chain-free, too.

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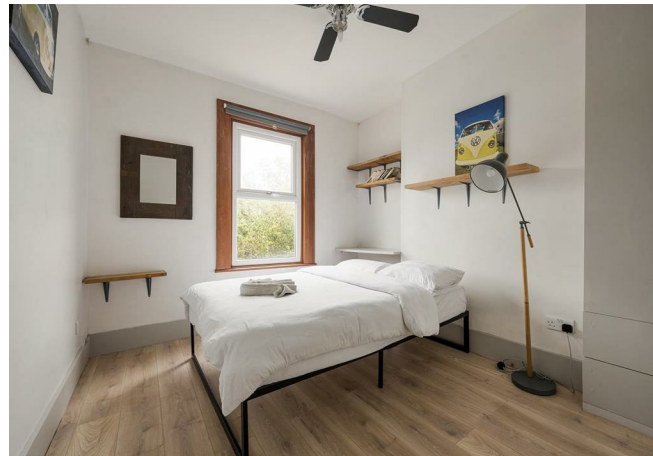
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IF YOU LIVED HERE...

Behind that handsome bay-fronted facade, you'll find 1,300 sq ft of thoughtfully designed living space, with generous proportions and an impressive rear extension that perfectly balances period charm with modern family living.

The front reception room makes a welcoming first impression, with a bay window drawing in natural light and plenty of space to relax. To the rear, an impressive six-metre extension creates a fantastic open-plan kitchen and dining area, complete with stylish units, a central island and quality integrated appliances. A striking overhead skylight floods the space with light, while bi-folding doors open directly onto the garden. Underfloor heating adds an extra touch of comfort, making this a lovely spot for everyday life and entertaining. There's also a separate utility room and a handy ground-floor shower room.

Upstairs, three well-proportioned bedrooms are served by a stylish family bathroom, complete with a clawfoot tub and bespoke vintage-style countertop basin. For those looking to create more space, approved plans offer the potential to extend into the loft, creating a generous master with an en-suite shower room and an additional room or study. An automatic window with rain sensors is another thoughtful feature.

Outside, the private rear garden offers a lovely balance of patio and lawn, with plenty of room for outdoor dining - there's even a built-in brick barbecue.

Carlyle Road sits on the borders of Manor Park, Forest Gate and Wanstead, with Manor Park Elizabeth line station just a short walk away. Wanstead Flats and West Ham Park offer plenty of green space nearby, while the surrounding neighbourhood has a great mix of independent eateries, pubs and local amenities.

WHAT ELSE?

- Manor Park Elizabeth line station is approximately a four-minute walk away, providing convenient access to Liverpool Street and the West End, including Bond Street. Stratford, with its extensive Underground, DLR, Overground and national rail connections, is also readily accessible.
- Westfield Stratford City, Queen Elizabeth Olympic Park and the wider cultural and leisure offering of Stratford add further appeal.
- Parents will be pleased to know you have a wide choice of great primary and secondary school in the area.



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
13'3" x 13'11"

Kitchen/ Lounge/ Diner
17'7" x 30'9"

Utility
6'8" x 4'1"

Shower/ WC
4'10" x 7'1"

Bedroom
8'8" x 7'5"



Bedroom
9'11" x 9'1"

Bedroom
9'11" x 11'1"

Bathroom
8'9" x 7'6"

Garden
69'7" x 19'4"



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