Sandra Davidson
ESTATE AGENTS

Clarence Road, London, E12 5BH

£425,000

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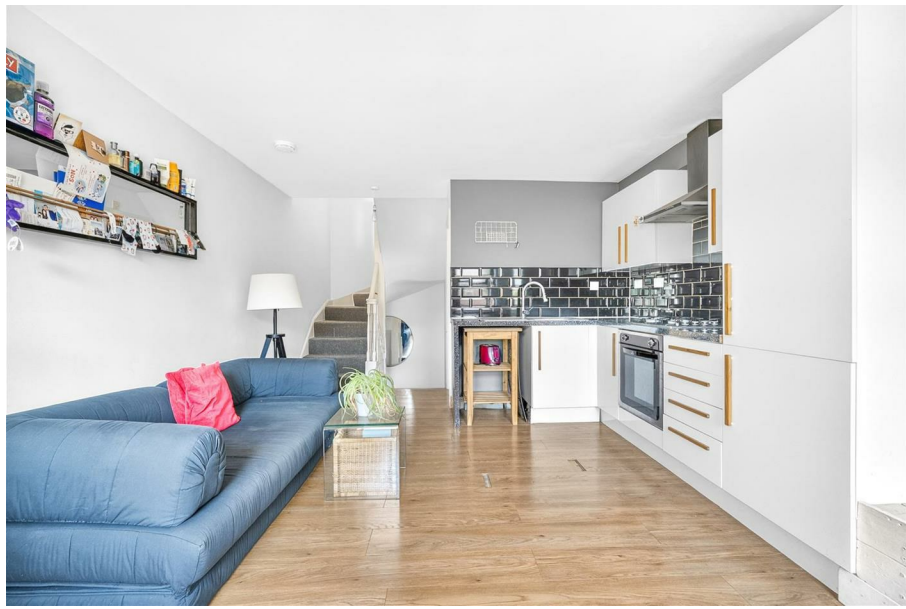
MONOPOLY

Clarence Road

London, E12 5BH

£425,000

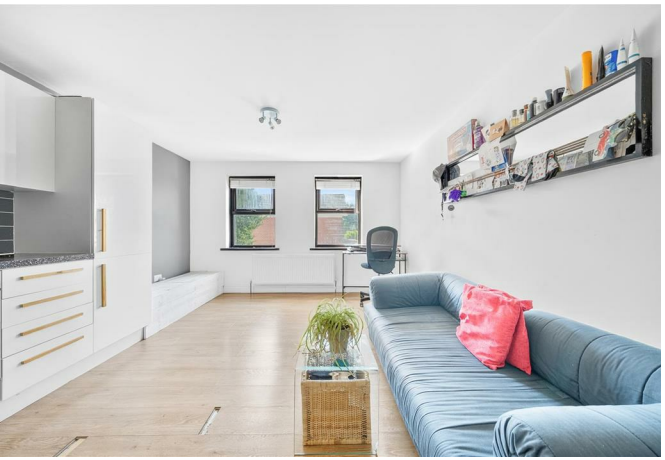


- Two Bedroom
- Private Balcony
- Great Location
- Two Bathroom
- Driveway

A two bedroom, three storey town house situated on a quiet cul-de-sac that forms part of the Manor Park conservation area.

The house consists of two bedrooms with en-suites with a further separate WC. The property further benefits from a private driveway and a private balcony with views toward Forest Gate.

The nearest station is Manor Park Station (Elizabeth Line) providing easy access to Stratford and Liverpool Street. Woodgrange Park station is also around the corner connecting to Leytonstone, Walthamstow and Crouch End via the Overground line. Wanstead flats are also a short walk away. Local amenities including restaurants, cafes and farmers market nearby.

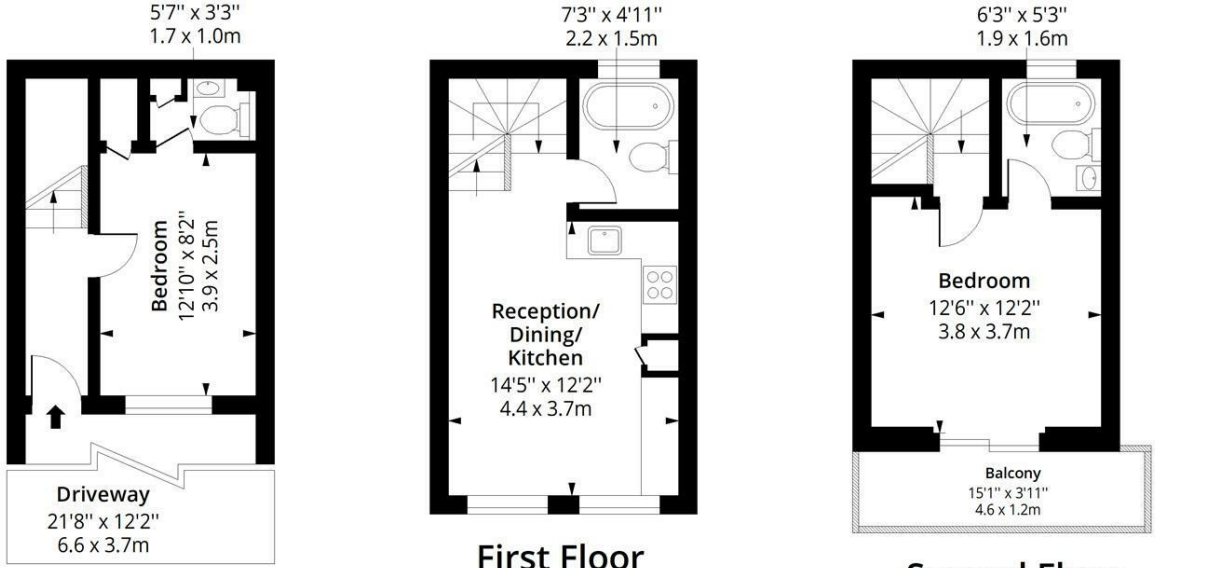


Directions

Floor Plans

Clarence Road E12

Approx. Gross Internal Area 697 Sq Ft - 64.75 Sq M
Approx. Gross Balcony Area 59 Sq Ft - 5.48 Sq M



Ground Floor
Floor Area 203 Sq Ft - 18.86 Sq M

First Floor
Floor Area 267 Sq Ft - 24.80 Sq M

Second Floor
Floor Area 227 Sq Ft - 21.09 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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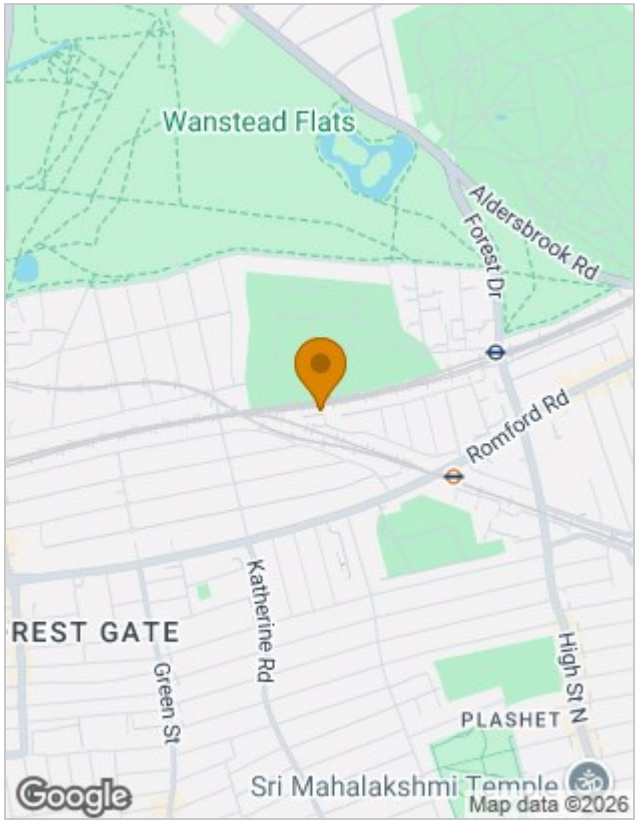
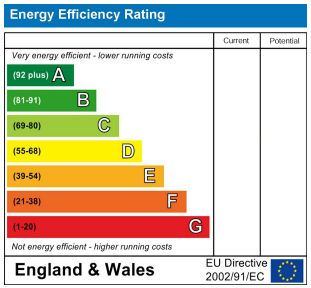
Date: 27/5/2026

Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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