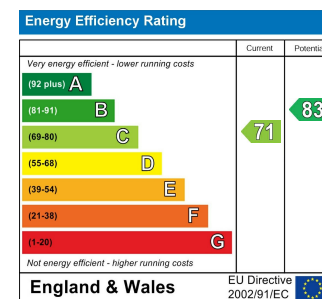
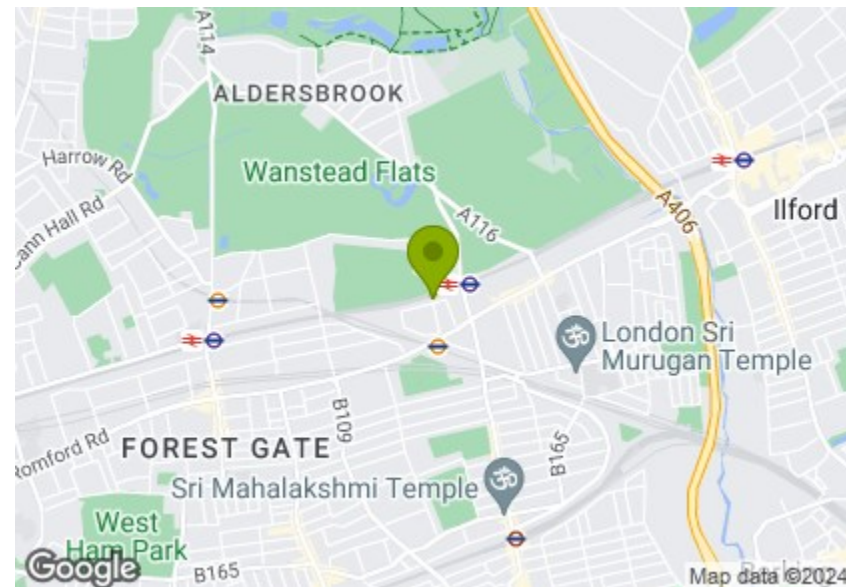




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DURHAM ROAD, MANOR PARK

Offers In Excess Of £700,000 Freehold
4 Bed House



Features:

- Four Bedroom Terraced House
- Newly Refurbished
- Two Bathrooms
- Three Reception Rooms
- Downstairs WC
- Cellar
- Chain Free
- Close To Manor Park Station
- Manor Park Conservation Area

A freshly refurbished and elegantly arranged four bedroom family home, with a wealth of hosting space plus cellar and private garden. You're ideally located too, with both Manor Park station and Wanstead Flats less than five minutes away on foot.

Home to the shiny and speedy Elizabeth line, Manor Park will get you straight to Liverpool Street in sixteen minutes or Tottenham Court Road in twenty two, putting both the City and West End less than a half hour away door to door. Additionally, travelling overseas is a breeze with Heathrow Terminals accessible in just over an hour.

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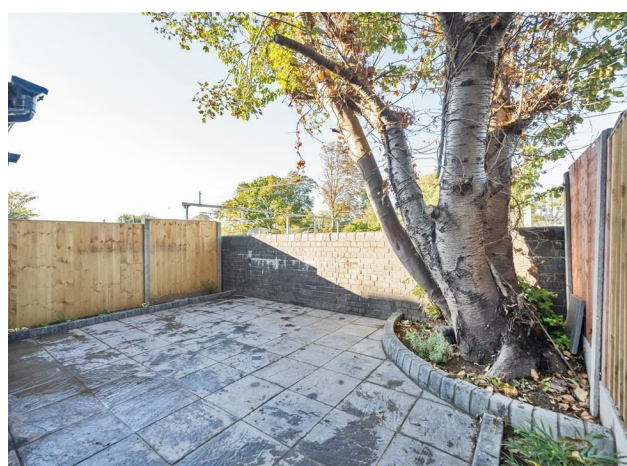
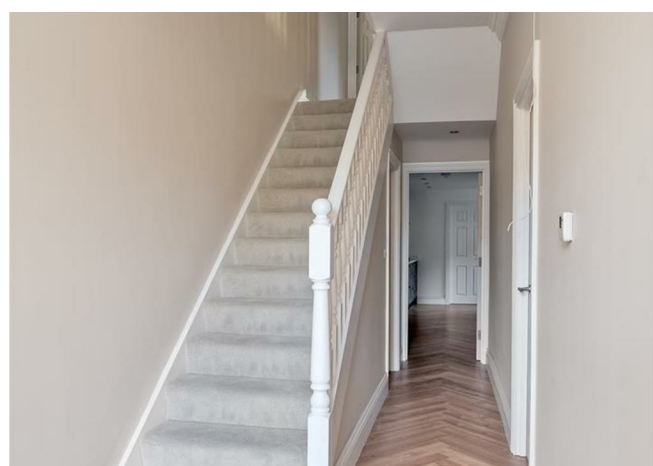
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IF YOU LIVED HERE

Pass that utterly picturesque frontage, and you'll be welcomed into your new home by elegant brushed herringbone hardwood, running underfoot in your hallway as the stairs rise ahead. Immediately to your right is the beginnings of your ingeniously arranged open plan ground floor, thirty six feet deep between your bay window at the front and patio doors to the rear.

More herringbone hardwood runs underfoot throughout and it's all artfully divisible, with an archway and two sets of internal doors all making for a splendid series of immaculate hosting spaces, totalling over 400 square feet. To the rear is your kitchen, 180 square feet in its own right, open plan once again and home to a stately grey suite of cabinets with white marbled countertops. A spare WC and handy utility room complete the ground floor.

To the rear your garden's a low maintenance courtyard, surrounded by timber fencing and home to a mature tree. Upstairs you have four bedrooms, all substantial doubles ranging from 100 to 130 square feet and smartly attired in soft cream carpet and tranquil colour schemes. You have two bathrooms off the landing, both

fully tiled, elegant affairs representing a wonderful pair of choices every morning and evening.

WHAT ELSE?

- You're well served for schools. Within a mile radius alone you have twenty one primary/secondaries. Twelve are rated 'Outstanding' by Ofsted with the remainder deemed 'Good'.
- Once the favoured playground of Tudor king and queens, Wanstead Flats remains some of the wildest, wide open green space for miles around. And it's all just five minutes from your front door.
- Woodgrange Park overground station is another transport option, also close at hand, just five minutes on foot for the Gospel Oak to Barking Riverside line. Your direct route to the banks of the Thames.



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."

JOSEPH EARNSHAW
E12 BRANCH MANAGER

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Garden

24'3" x 19'10"

Reception 1

13'6" x 14'1"

Reception 2

13'6" x 10'8"

Reception 3

8'0" x 11'3"

Kitchen

10'0" x 17'10"

Utility

6'8" x 4'9"

Cellar

5'5" x 23'1"

Bedroom 1

7'1" x 11'1"

Bedroom 2

12'2" x 11'1"

Bedroom 3

9'1" x 11'2"

Bedroom 4

9'10" x 13'1"

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