

Kitchen/Reception Room
16'11" x 15'2"

Bedroom
11'8" x 9'10"

Bathroom

Garden
19'8" x 16'4"

Total Area: 43.5 m² ... 468 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		57
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MORRIS AVENUE, MANOR PARK

Offers In Excess Of £300,000 Freehold
1 Bed House



Features:

- One Bedroom House
- Well Presented
- Private Garden
- Open Plan Kitchen / Reception
- Parking Space

A sublimely characterful one bedroom modern terrace spread over two floors with a south-west-facing garden, perfectly positioned on a leafy street in Manor Park. You've excellent nearby travel connections and green retreats in abundance.

Both Little Ilford Park and Plashet Park are around half a mile on foot whenever you want to dive into nature. Little Ilford Park's home to a combination of woodland and leafy open spaces, while you'll find football and basketball facilities as well as ornamental gardens at Plashet Park.

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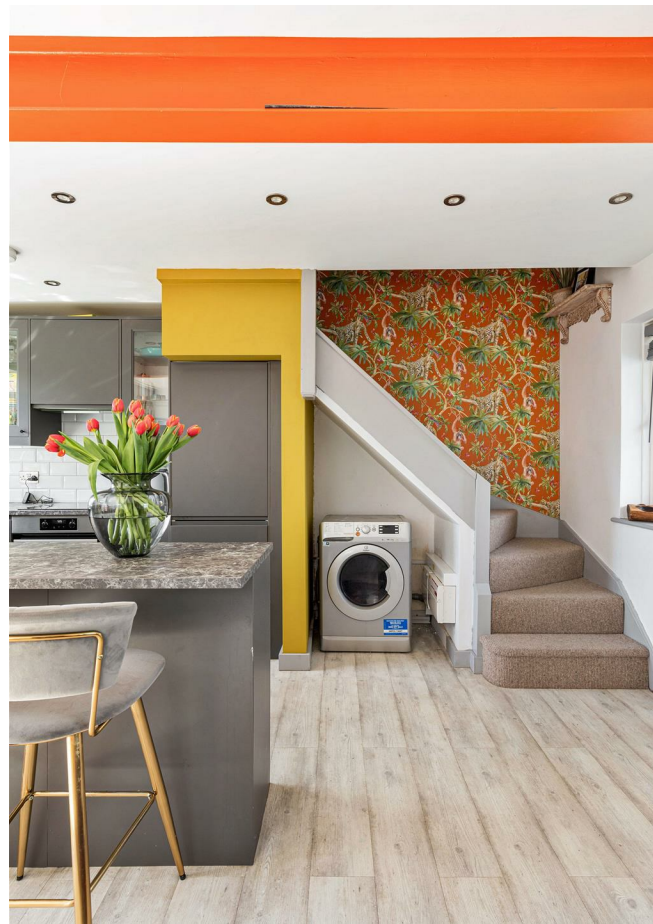
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IF YOU LIVED HERE...

You'll be stepping past your immaculate frontage and dedicated front door to land in the heart of your new home - your 245 square foot open plan ground floor. Swathes of natural light flow in courtesy of that triple aspect, sleek timber boards sit underfoot, and lovingly curated details await at every turn. Your kitchen area's home to pewter grey cabinets, gleaming white metro tiles, fully integrated appliances, and a constellation of recessed spotlights. It's all zoned by a marbled breakfast bar.

The lounge area's just as covetable, with delectable splashes of colour and a stove to keep things cosy all year around. Slide open the patio doors to step out to your south-west-facing garden. Out here paving gives way to curved beds and clear skylines, with a pebbled al fresco seating area in the centre. Back inside and pad up the carpeted stairwell for your dual aspect bedroom, home to built-in storage and leafy views. Lastly, the bathroom's an impeccable skylit space with a shower over the tub and gleaming metro tiles top to toe.

Outside and Woodgrange Park station is twelve minutes' stroll for the Overground's speedy connections across North London, or south to Barking for Riverside Pier ferry terminal RB1. Manor Park station lies mere moments further for the speedy Elizabeth line, or East Ham station's a seventeen minute walk for the District line. Quite the choice. Cyclists have East London's wide open greenery at their pedals, including Wanstead Flats and Epping Forest.

WHAT ELSE?

- You're superbly placed for local schools here, with twenty one in a mile radius of your new home, all rated 'Good' or better by Ofsted. An impressive nine of these have been deemed 'Outstanding', including Essex Primary just around the corner.
- You have designated private parking, and drivers can be on the arterial North Circular in five minutes and the M11 in twelve.
- A cluster of amenities sit a few steps away on Church Road, for all your day to day needs. East Ham's home to a thriving High Street, and there's a wealth of new favourite places to discover around Forest Gate Village. Further afield Ilford and Stratford are fine retail therapy destinations.



A WORD FROM THE OWNER...

"We absolutely loved living in this calm, tucked-away oasis. Being in a secluded, private row of houses whilst being a stone's-throw from the buzzing high street of East Ham is such a rare treat. Having food from all over Asia on our doorstep has been brilliant and we have eaten at Saravanaa Bhavan and Taste of India more times than we can count. This has been the perfect place to start a young family with Woodgrange Park, Manor Park and East Ham all within easy walking distance and Wanstead Flats and Little Ilford Park for some fresh air surrounded by lush greenery. The friendliness and community in Manor Park has given us so much and we will really miss our neighbours and locals who lookout for each other and provide a warm, spirited atmosphere. Being so close to the Elizabeth Line has been genuinely life-changing as we can get to the West End in 19 minutes for an evening in Chinatown or Theatreland. Transforming this house has been such a wonderful hobby, knocking the wall down brought so much light and sunshine into our kitchen and living room making it a really airy bright space. Adding the projector screen has allowed us to host some great film nights and football parties. We've transformed what was a house into a dream home for anyone who loves entertaining or snuggling up by the fire! Finally, we will miss our gorgeous garden where we regularly host barbecues and dinner parties with the south-facing exterior wall beaming the evening sun."

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