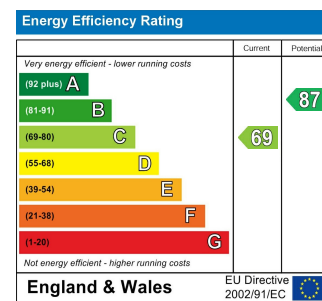




Total Area (Including Garden Studio): 119.1 m<sup>2</sup> ... 1282 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## WENTWORTH ROAD, MANOR PARK Offers In Excess Of £740,000 Freehold 3 Bed House - Semi-Detached



### Features:

- Three Bedroom Semi Detached Period Home
- Stunningly Curated by the Current owner
- Extended Kitchen with Exposed Brickwork
- High Ceilings and Plenty of Period Features
- Exposed Original Floorboards
- Mature Rear Garden
- Large Garden Studio
- Part of the Durham Road Conservation Area
- Moments to Wanstead Flats
- Great Transport Options

A lovingly developed, artfully arranged three bedroom semi detached family home, with expertly landscaped rear garden and a wealth of vintage features throughout. You're just five minutes from Manor Park station and the greenery of Wanstead Flats.

That gorgeous garden is home to a 200 square foot, skylit studio. Fully powered and insulated, with floor to ceiling patio doors and hardwood floors, this is a unique and welcome extra space, ideal for turning to all manner of uses.

REQUEST A VIEWING  
0203 397 2222

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

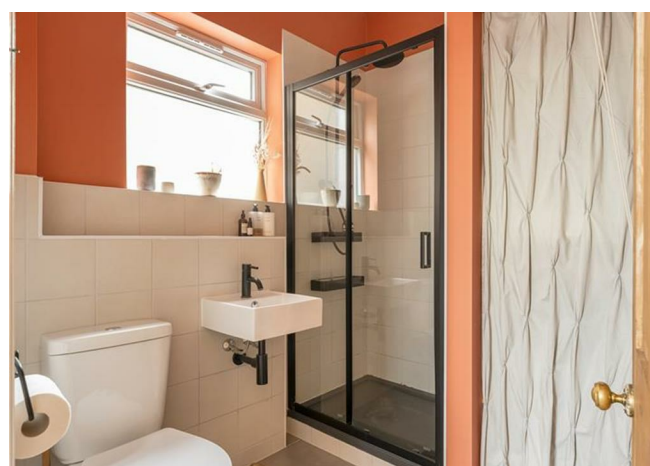
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



### IF YOU LIVED HERE...

Lovingly curated highlights will be everywhere, but your 320 square foot kitchen/diner is especially breathtaking. A trio of skylights sit in the vaulted ceiling to the rear, combining with twin windows and patio doors to fill the charming space with natural light. Your right hand wall is all sumptuous exposed brick, along with a chimney breast and hearth, home to a classic wood burner.

Immaculately restored original floorboards flow underfoot throughout, and across the way your kitchen's decked out in a generous smooth suite of bespoke timber cabinets, with complementary worktops, Dublin sink and stainless steel chef's oven. It's a splendid space, and you also have a 180 square foot lounge to the front, similarly styled in vintage hardwood and pristine white with another woodburner in the exposed brick hearth.

Your ground floor's completed by the first of your two bathrooms, a sleek shower room with terracotta paintjob and onyx trim. Upstairs all three bedrooms are nicely proportioned, ranging from eighty to 130 square feet, and all finished in fine vintage style.

Finally the family bathroom, your second, completes things perfectly with patchwork pastel tiling and a shower over the tub.

### WHAT ELSE?

- Manor Park station is just five minutes on foot for the Elizabeth line and direct sixteen minute connections to Liverpool Street, for a door to door City commute of around twenty minutes. Tottenham Court Road, Stratford and Paddington are all also directly accessible.
- Local schools are exceptional, with eleven 'Outstanding' rated primary/secondaries all less than a mile away on foot.
- As expertly extended as this property already is, with your loft space so far unexplored you have the opportunity to follow in your neighbours' footsteps and add a whole new storey of your own (subject to the usual permissions).



### A WORD FROM THE OWNER...

"We have lived at Wentworth Road for over ten years and have made some amazing friends here. The community in Manor Park is really special, with regular community events, a lovely community garden, and a handy local email group where everyone can share things and organise stuff. The house itself has been the perfect home for us throughout this time, one in which we have always been proud to welcome and host family and friends and have been comfortable raising our children. The west-facing aspect of the property is one of our favourite features. We love how the light streams into the front of the garden studio in the morning and then moves across the rest of the back garden in the afternoon and stays there long into the evenings in the summer. On the inside, we've retained and introduced as much natural wood as possible. In my work as a designer, I have worked a lot with wood and love the warm feeling it gives spaces. With this in mind, we restored all the property's existing woodwork and created bespoke oak kitchen cabinet doors that continue that same feeling in the kitchen extension. We're sad to be leaving but are happy that someone will get to enjoy living here as much as we have."

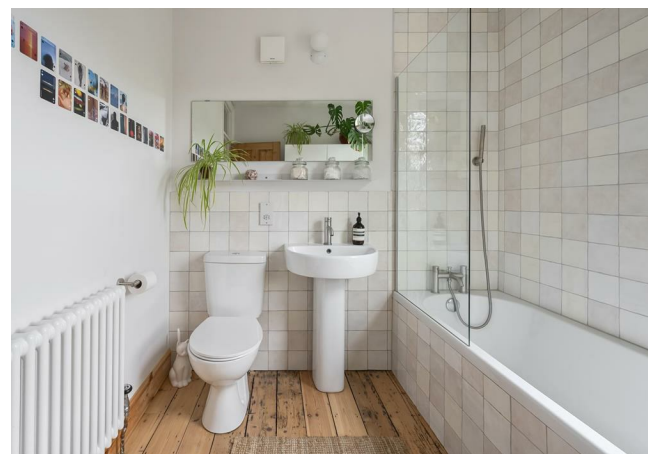
REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Reception**

12'5" x 14'1"

**Kitchen/Diner**

18'9" x 20'11"

**Bathroom**

6'0" x 7'2"

**Storage**

**Bedroom**

7'0" x 10'9"

**Bedroom**

11'5" x 10'11"

**Bedroom**

9'8" x 11'0"

**Bathroom**

8'10" x 7'2"

**Garden**

25'3" x 23'5"

**Garden Studio - Total Area**

63'11"

**Garden Studio**

20'0" x 10'5"



REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM