



## Manor Park Road, Manor Park, E12 5AB Offers In Excess Of £575,000

 3  1  1  D

GUIDE PRICE - £600,000-£625,000

**\*\* CHAIN FREE END OF TERRACE HOUSE IN POPULAR LOCATION IN MANOR PARK. IDEAL FAMILY HOME WITH LOTS OF ORIGINAL FEATURES \*\***

OC Homes are delighted to offer for sale this good size three bedroom terraced house, in a sought after location in Manor Park. Located on a lovely tree lined street, lies this three bedroom terraced house with lots of original features. The property is ideal for an incoming buyer to make a family home with scope for improvement as required. It is in an up and coming area close to a multitude of excellent public transport links and local amenities, as well as cycle lanes to Central London.

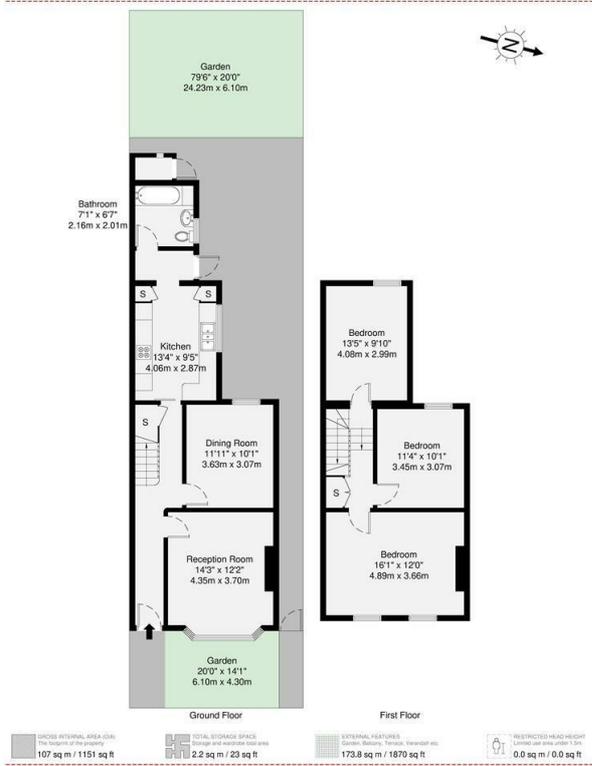
Accommodation comprises; Ground Floor- front garden, entrance hallway, reception room, dining room, kitchen, three piece bathroom, and a good size rear garden. First Floor - three double bedrooms, with access to a sizeable loft which can be easily converted to create another bedroom and bathroom (STPP). Offered chain free, this property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- THREE DOUBLE BEDROOMS
- LOTS OF PERIOD FEATURES
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME
- CHAIN FREE

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E		54	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			



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