



Manbey Grove | | London | E15 IEX

Offers In The Region Of £650,000



STRETTONS

Key features

- Three Bedroom Mid Terrace Victorian Family Home
- Sold On A Chain Free Basis
- Three Double Bedrooms
- Private Driveway
- Potential To Extend (STPP)
- Fully Double Glazed & Gas Central Heating via Vaillant Combination Boiler
- Sought After Location
- Large Dry Basement For Additional Storage
- 65ft South Facing Rear Garden

Description

Offered to the market chain free, this attractive three bedroom mid-terrace Victorian family home presents a fantastic opportunity for buyers seeking space, character and future potential in a highly sought-after location.

The property comprises three well-proportioned double bedrooms, providing comfortable accommodation for families or those working from home. The house benefits from fully double glazed windows and gas central heating via a Vaillant combination boiler, ensuring warmth and efficiency throughout the year.

A particular advantage of the property is the large dry basement, ideal for additional storage and offering further potential for creative use. Externally, the home boasts a private driveway to the front, a rare benefit for Victorian properties in the area.

To the rear, the property enjoys a generous 65ft south facing garden, perfect for entertaining, gardening or family use, with excellent sunlight throughout the day. There is also potential to extend (STPP), allowing incoming owners the opportunity to further enhance and increase the living space in line with their needs.

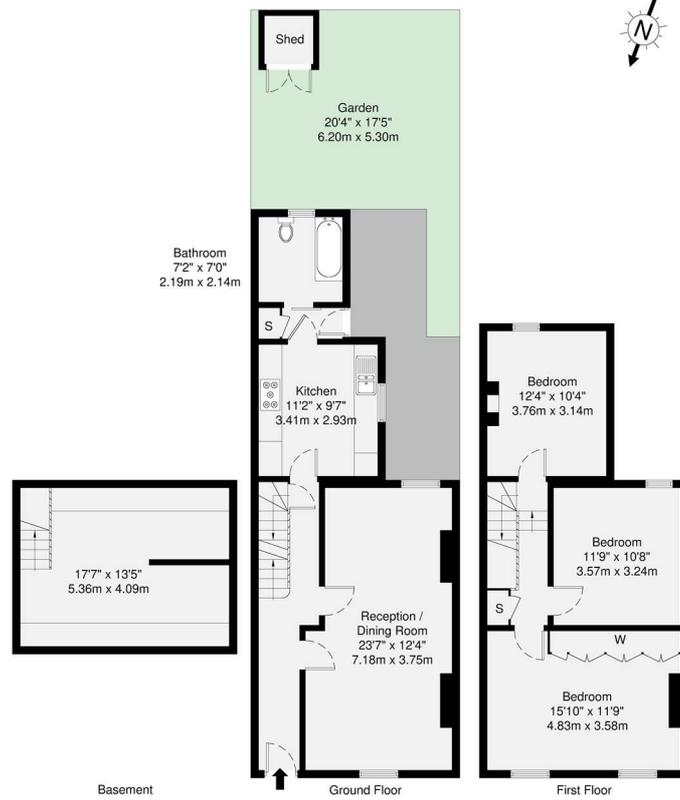
Situated within a sought after residential area of Stratford, the property is ideally positioned for access to a wide range of local amenities. Residents benefit from nearby independent cafés, restaurants and everyday shopping facilities, while the extensive retail, dining and leisure options of Westfield Stratford City are also within easy reach.

Transport links are excellent, with Stratford Station providing access to the Central line, Elizabeth line, Jubilee line, London Overground, DLR and National Rail services, offering swift

Directions







 GROSS INTERNAL AREA (GIA)
The total area of the property
124.9 sq m / 1344 sq ft
  TOTAL STORAGE SPACE
Storage and wardrobe total area
2.8 sq m / 30 sq ft
  EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
49.1 sq m / 528 sq ft
  RESTRICTED HEAD HEIGHT
Larder and areas under stairs
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

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

Council Tax Band D EPC Rating



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