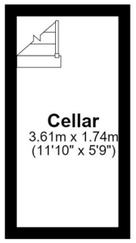
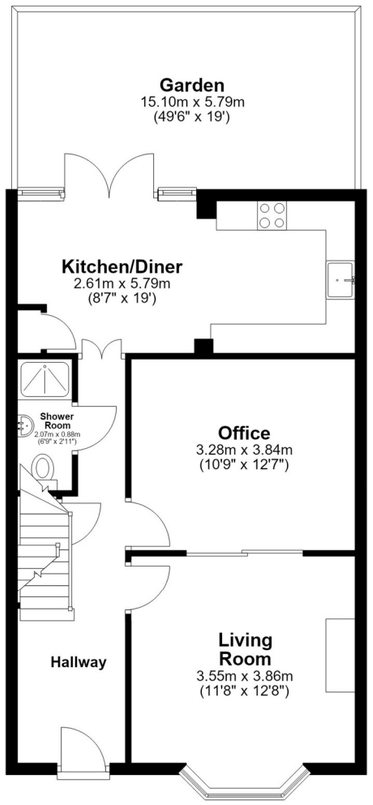
Outbuilding
Approx. 2.4 sq. metres (26.2 sq. feet)



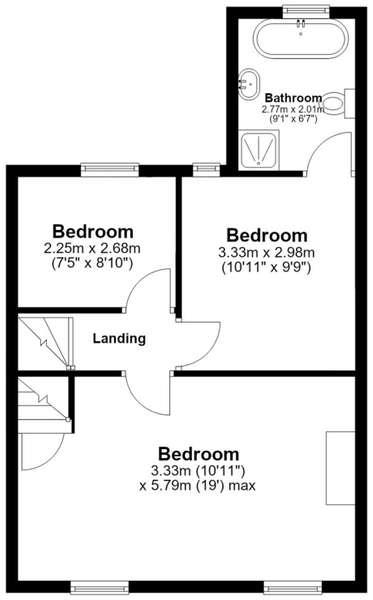
Basement
Approx. 6.3 sq. metres (67.8 sq. feet)



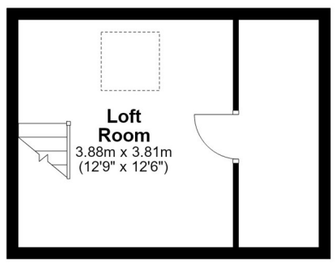
Ground Floor
Approx. 62.7 sq. metres (674.9 sq. feet)
(excluding Garden)



First Floor
Approx. 45.3 sq. metres (488.1 sq. feet)



Second Floor
Approx. 20.5 sq. metres (220.8 sq. feet)



Total area: approx. 137.3 sq. metres (1477.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Clarence Road

PETTY SON & PRESTWICH
EST.1908









Clarence Road, Manor Park

Offers In Excess Of £685,000 Freehold

- Three bedroom house
- Two repletion rooms
- Downstairs shower room
- 0.3 miles to Manor Park station
- Spacious Victorian home
- Large kitchen/diner
- Stunning family bathroom
- Approved planning permission for a loft extension (REF: 24/02613/HH)

11 Woodbine Place, Wanstead, London, E11 2RH
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sales@pettyson.co.uk
www.pettyson.co.uk

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Clarence Road, Manor Park

Petty Son & Prestwich are delighted to present this stunning three-bedroom, bay-fronted Victorian terraced home, beautifully presented throughout and enviably positioned along a peaceful, tree-lined road within the highly sought-after Conservation Area.

3 | 2 | 2 | D | Council Tax Band: C







Clarence Road is a quiet no-through road, ideally located just moments from the open green spaces of Wanstead Flats and within easy walking distance of both Woodgrange Park Station (approximately 0.2 miles) and Manor Park Station (approximately 0.3 miles), offering excellent Elizabeth line connections into the City and beyond.

The property makes an immediate impression with its handsome bay sash window, attractive two-tone Victorian brickwork, elegant wrought-iron railings and sophisticated grey exterior. Positioned at the front of the property, the elegant reception room is a particularly inviting space, centred around a beautiful bay window dressed with half-height plantation shutters. An ornate fireplace provides a striking focal point, adding warmth, character and a wonderful sense of period elegance. Double doors lead through to a versatile second reception room, currently arranged as a home office, where bespoke fitted bookshelves and integrated storage create a practical yet stylish workspace. Equally, this room offers an ideal setting for formal dining or an additional sitting room.

Spanning the full width of the property at the rear, the impressive kitchen and dining room is undoubtedly a highlight of the home. Bathed in natural light from the patio doors, glazed side panels and additional rear-facing window, this wonderful space enjoys a seamless connection with the garden and provides an ideal setting for both everyday family life and entertaining. The dining area comfortably accommodates a generous dining table, while an attractive archway subtly defines the kitchen space, creating a sense of character and architectural interest. The kitchen itself enjoys shaker-style cabinetry in a sophisticated soft olive-green finish, complemented by elegant gold handles, crisp white worktops and a charming butler sink. Further accommodation on the ground floor includes a contemporary, fully tiled shower room, while a cellar provides valuable additional storage.

The first floor continues to impress, offering three well-proportioned bedrooms. The principal bedroom is particularly generous, featuring two large windows that enhance the sense of light and space. It also benefits from access to a useful loft room, offering exciting potential for further accommodation subject to the necessary planning permissions and building regulations where applicable. The remaining two bedrooms are equally practical, with fitted wardrobes providing excellent built-in storage. The second bedroom also offers access to the family bathroom, creating a convenient arrangement. The family bathroom is a beautifully characterful space, combining distinctive finishes with a touch of contemporary flair. A combination of half-height tiling, large sandstone-effect tiles and rich, deep-red painted walls creates a striking yet inviting backdrop. A separate shower enclosure continues the tiled finish, while a freestanding bath takes centre stage, complemented by a wall-mounted vanity unit.

To the rear, the garden provides a lovely outdoor retreat, thoughtfully arranged with a combination of patio, lawn and low-maintenance planting. A substantial storage cupboard and separate shed provide additional practical storage.

The property benefits from approved planning permission for a loft extension, with further details and plans available under planning reference 24/02613/HH.

EPC Rating: D67
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception room
11'8" x 12'8"

Kitchen
8'7" x 18'12"

Office
10'9" x 12'7"

Bedroom
10'11" x 18'12"

Bedroom
10'11" x 9'9"

Bedroom
10'8" x 8'10"

Loft Room
12'9" x 12'6"