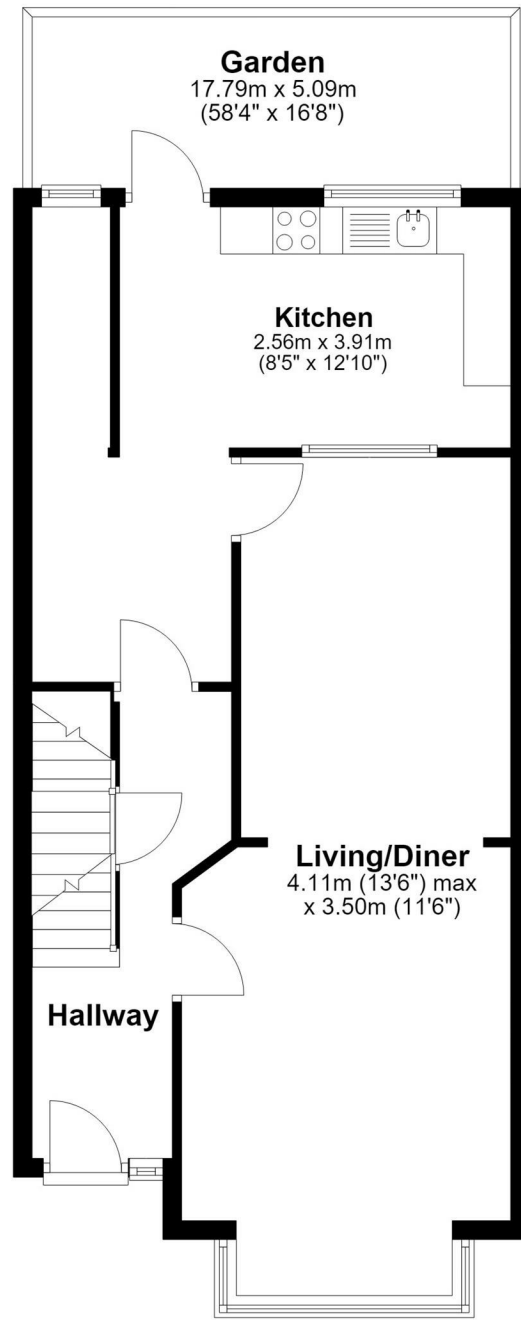


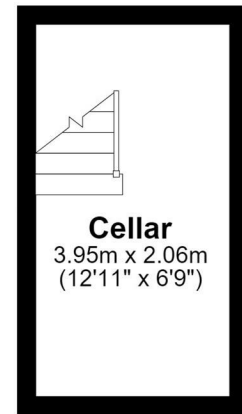
Ground Floor

Approx. 54.0 sq. metres (581.1 sq. feet)
(excluding Garden)



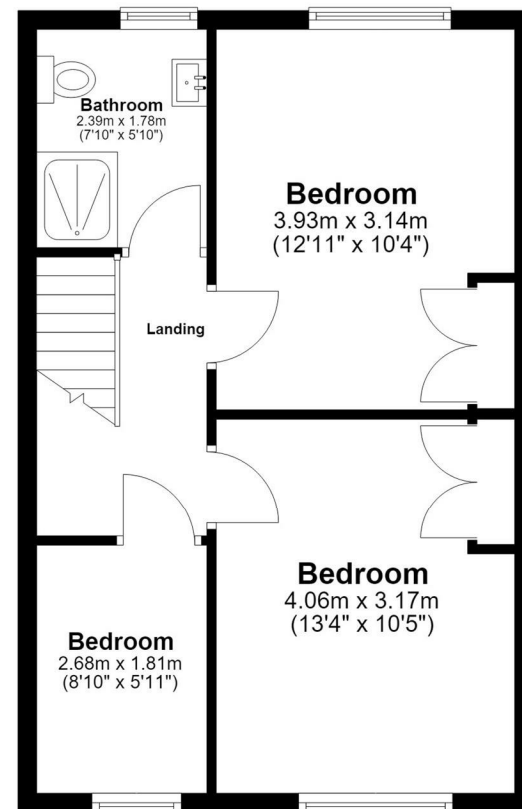
Basement

Approx. 8.1 sq. metres (87.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 103.2 sq. metres (1110.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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.

Byron Avenue



Byron Avenue, Manor Park

Asking Price £575,000 Freehold

- Three bedroom house
- Utility room
- Contemporary shower room
- Solar panels with battery storage
- Extended ground floor
- Large lounge/diner
- 0.4 miles from Manor Park Station

Byron Avenue, Manor Park

Petty Son & Prestwich are delighted to present this extended three-bedroom family home on the ever-popular Byron Avenue, nestled within the sought-after Manor Park neighbourhood.



Council Tax Band: C



Known for its attractive period homes and excellent connectivity, Manor Park continues to be a favourite among families and professionals alike. Residents enjoy an array of independent cafés, restaurants, shops and everyday conveniences along Romford Road and High Street North, while nearby green spaces including Wanstead Flats, Plashet Park and Little Ilford Park provide the perfect backdrop for outdoor living.

Woodgrange Park Overground Station is just 0.3 miles from the property, whilst Manor Park Station (Elizabeth Line) and East Ham Station (Circle/Hammersmith & City/District Line) are both approximately 0.4 miles away, offering swift, various connections into the City. The area is also well served by highly regarded local schools, including Little Ilford School and Essex Primary School.

An immaculate rendered façade, striking black-framed windows and a classic black-and-white mosaic pathway create exceptional kerb appeal. Inside, a bright and welcoming entrance hall offers more space than first meets the eye, complete with practical storage for coats and shoes.

The beautifully styled through lounge and dining room perfectly balances character and contemporary design. A stunning box bay window floods the space with natural light, while bespoke fitted cabinetry and shelving add both style and functionality. Throughout the home, traditional schoolhouse-style radiators complement the property's period charm while enhancing its modern aesthetic. A thoughtful ground floor extension has transformed the layout, creating a generous utility area and additional circulation space where the original kitchen once stood. The kitchen itself is well-appointed with a range of sleek wall and base units, offering excellent storage and practicality for modern family life. There is also the exciting possibility to open the kitchen up to create a large kitchen diner if preferred.

Upstairs, three well-proportioned bedrooms are accompanied by a striking contemporary shower room featuring a walk-in double shower and eye-catching, deep emerald green tiling.

Outside, the beautifully maintained rear garden provides a private and colourful retreat. A patio area offers the perfect spot for entertaining or relaxing, while the lawn is framed by established planting borders filled with attractive flowers and shrubs, bringing year-round interest and colour.

The icing on the cake is the extensive solar panel and battery storage system, cutting energy bills and generating additional income through the sale of surplus energy back to the grid.

EPC Rating: TBC

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/Dining Room

13'6" x 11'6"

Kitchen

8'5" x 12'10"

Bedroom

12'11" x 10'4"

Bedroom

12'11" x 10'4"

Bedroom

8'10" x 5'11"