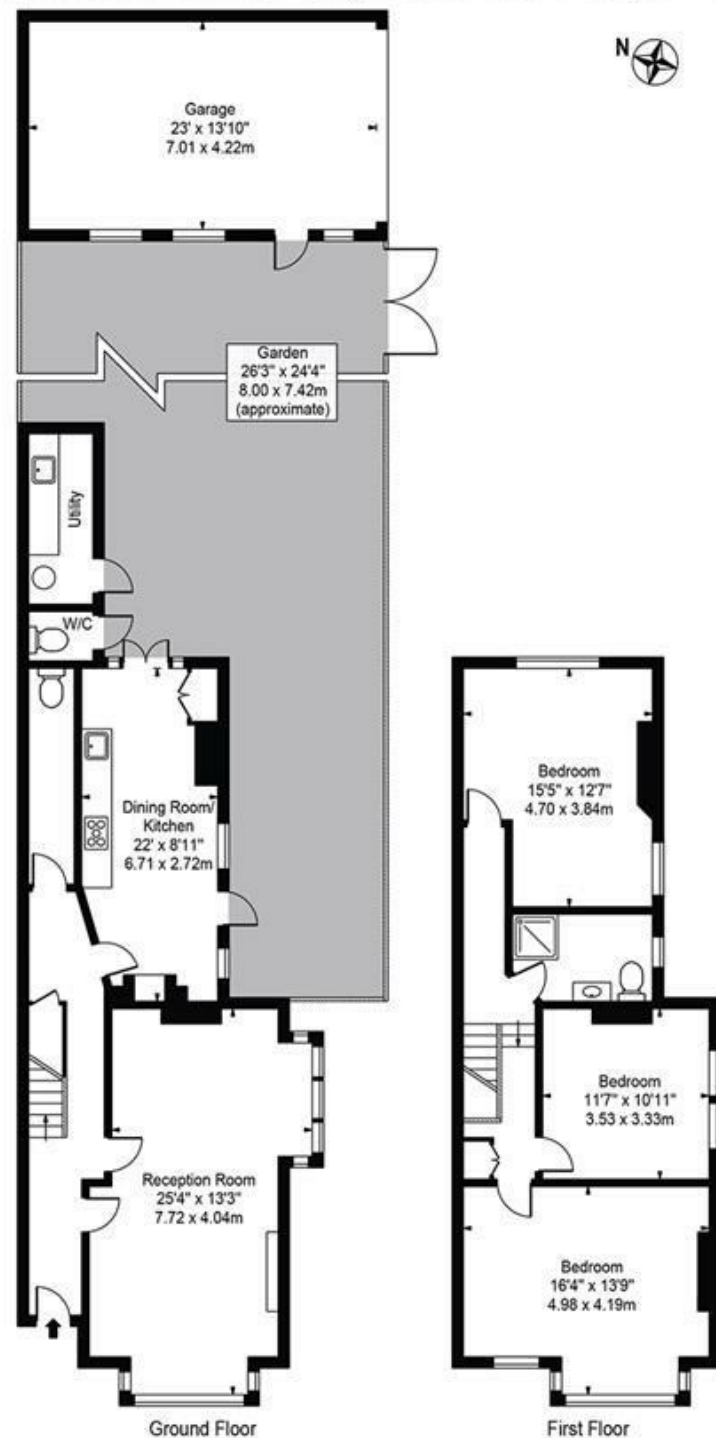


## Essex Road

Approx. Gross Internal Area 1360 Sq Ft - 126.35 Sq M  
(Excluding Garage, Utility Room & W/C)

Approx. Gross Internal Area Of Garage 318 Sq Ft - 29.58 Sq M

Approx. Gross Internal Area Of Utility Room & W/C 64 Sq Ft - 5.95 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Essex Road, Manor Park

Offers In Excess Of £780,000 Freehold

- Period home
- Positioned on a quiet, family friendly road
- Double reception
- Ground floor W.C & shower room
- Potential to further extend (STPC)
- Three double bedrooms
- Rarely available corner plot
- Kitchen/diner
- Large cellar and off-road parking
- Chain free



# Essex Road, Manor Park

Positioned on a corner plot with off road parking, side access, and multiple outbuildings, Petty Son & Prestwich are delighted to offer this three double bedroom period home.

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Council Tax Band: E



Situated on the corner of Essex Road and Rosebery Avenue, this highly attractive end of terrace period home offers a good deal of living and sleeping accommodation. Essex Road is a popular, family friendly avenue in Manor Park that can be described as both tranquil and convenient. Positioned just 0.5 miles from East Ham Central Line Station and 0.7 miles from Woodgrange Park and Manor Park Stations, this home is perfect for city commuters. You are also within a short walking distance to East Ham town centre, it's local shops and excellent local schools.

Still retaining a fabulous array of period features throughout the home including original doors, high skirting, exposed floorboards and ornate plaster work, the large dual reception room showcases all of these in abundance. Boasting two large bay windows, the room, though large, benefits from a good deal of natural light and the two entrance doors and generous floor space ensures versatility when arrange storage. An equally spacious W.C combined with shower lies to the rear of the home, adjacent to the kitchen, allowing the space to be converted into a separate utility or walk in pantry if desired. Like the lounge, the kitchen/diner is well proportioned and benefits from two doors providing access to the rear garden and side return, providing good connectivity to the garden but additionally opportunity to re-imagine the layout or extend (STPC). There is also access to a large cellar from the ground floor.

To the first floor there are three large double bedrooms, the principal of which is exceptionally generous with large bay window and additional side window. There is also a contemporary family bathroom to the first floor.

Externally the home is bordered by a neat boundary hedge to the front and partly down the side to the side gate. A brick wall then continues down the side of the home with a single gate and two sets of double doors provide access to the garden for parking and one of the outbuildings. From the rear garden, which is paved with surrounding side beds, there is also access to an outside toilet and separate utility room.

EPC Rating: D63  
Council Tax Band: E

**Reception Room**  
24'4 x 13'3

**Dining Room / Kitchen**  
22'0 x 8'11

**Bedroom**  
16'4 x 13'9

**Bedroom**  
11'7 x 10'11

**Bedroom**  
15'5 x 12'7