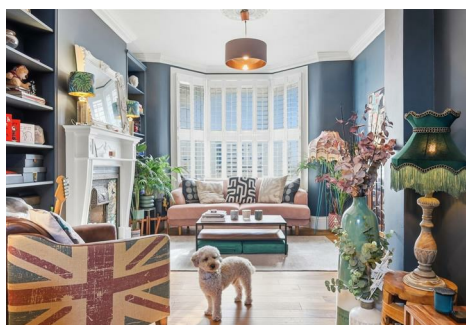




Sherrard Road, Manor Park

Offers In Excess Of £725,000 Freehold

- Four double bedroom house
- Stunning condition throughout
- Double Domer loft conversion
- Private balcony from first floor bedroom
- 1.4 miles to Wanstead Park Station
- Ensuite bathroom and dressing room
- Double storey extension
- Downstairs toilet
- 0.4 miles to Woodgrange and Manor Park Stations

Petty Son & Prestwich are delighted to present this exceptional four-bedroom Victorian home, beautifully extended to combine period elegance with contemporary luxury.

Set on a peaceful turning just off High Street North, the property offers excellent connectivity via Woodgrange Park, Manor Park (Elizabeth Line) and Wanstead Park stations, with Plashet Park and Wanstead Flats close by for the perfect balance of city and green space. The restored Victorian brick façade and elegant bay window create an immediate impression.

Inside, a welcoming hallway leads to a stunning through lounge and dining room with high ceilings, solid wood flooring and a refined colour palette. A feature fireplace with ornate white mantel and peacock tiling forms a striking focal point, complemented by bespoke shelving. An internal opening connects seamlessly to the kitchen while maintaining distinct living spaces.

To the rear, the extended kitchen and dining area is flooded with natural light from a dramatic glazed roof and floor-to-ceiling glazing with bifold doors. Soft grey cabinetry, solid wood worktops, rose-gold hardware and a butler sink add style, while a generous breakfast bar enhances everyday living.

Upstairs are three well-proportioned double bedrooms, two with fitted wardrobes, and a sleek shower room finished with black mosaic tiling.

The rear bedroom enjoys a private balcony overlooking the garden. The loft conversion creates an impressive principal suite with multiple skylights, extensive storage, a dressing area and a luxurious bathroom featuring emerald tiling and gold fittings.

The landscaped rear garden completes the home, offering a private retreat with lawn, decking and mature borders.

EPC Rating: C74

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Living Room

22'6 x 11'6

Kitchen/Diner

23'9 x 14'11

Bedroom

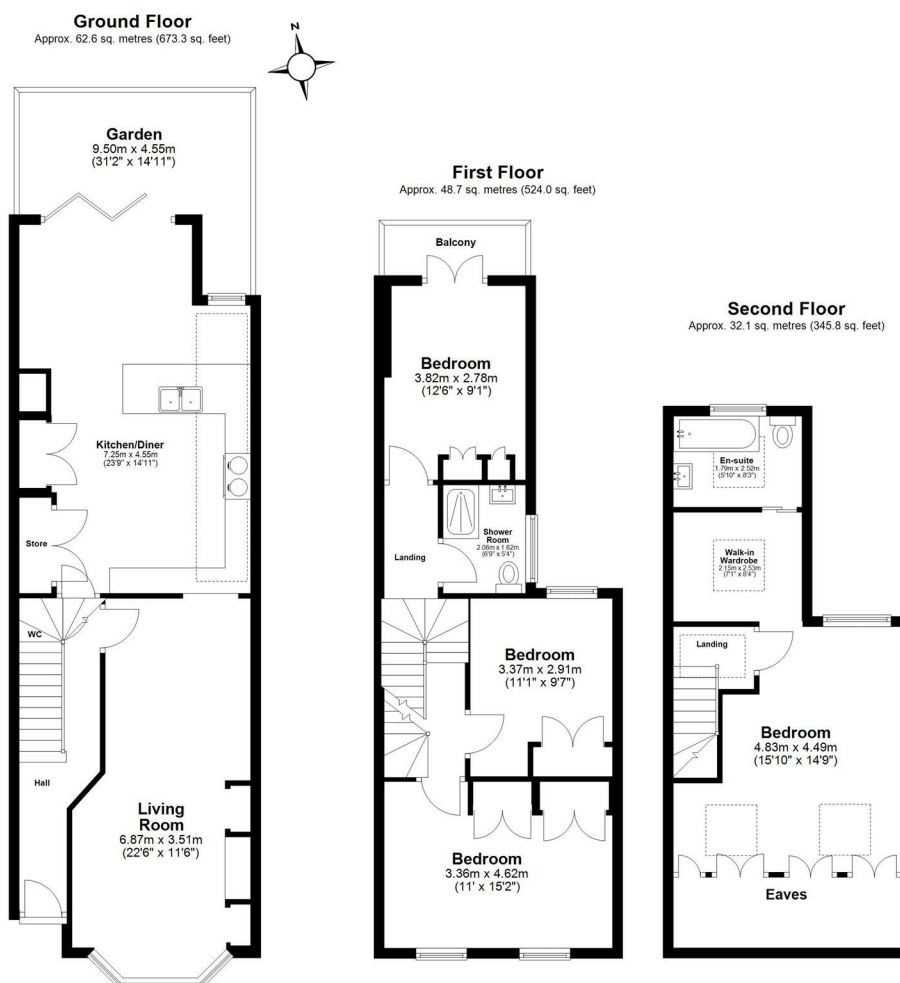
11 x 15'2

Bedroom

11'1 x 9'7

Shower Room

6'9 x 5'4



Total area: approx. 143.4 sq. metres (1543.1 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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Sherrard Road