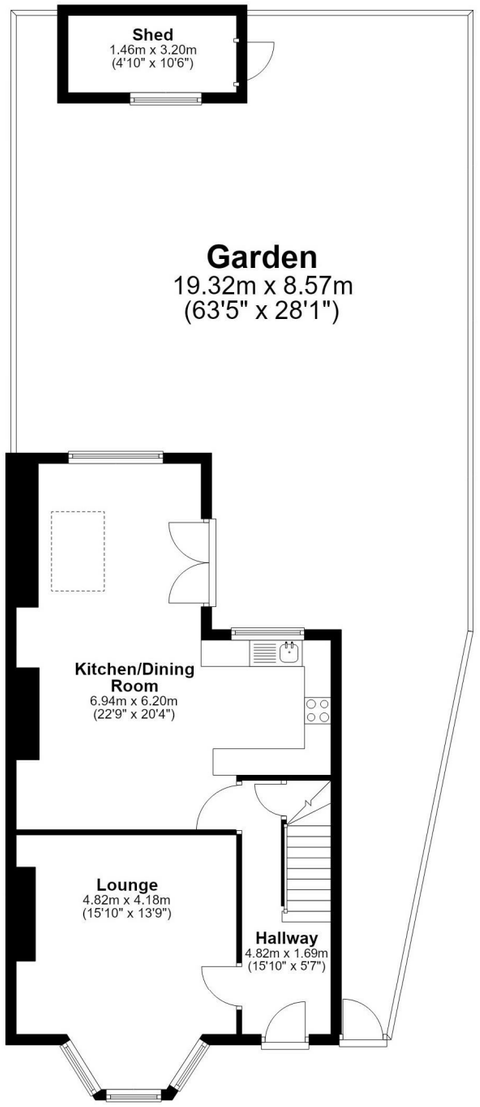
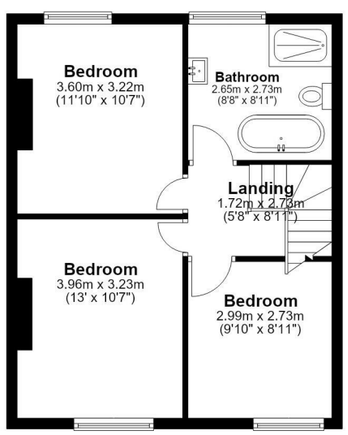
PETTY SON & PRESTWICH
EST.1908

Ground Floor
Approx. 63.8 sq. metres (687.3 sq. feet)
(excluding Garden)



First Floor
Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 109.9 sq. metres (1183.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.









Clarence Road, Manor Park

Offers In Excess Of £725,000 Freehold

- Victorian, end of terrace home
- 0.2 Miles to the Overground
- Large contemporary style bathroom
- Kitchen/living/dining room measuring 22’9 x 20’4
- Secure side access
- Beautifully presented throughout
- Three well-proportioned bedrooms
- Formal reception room
- South facing rear garden
- 0.3 Miles to the Elizabeth Line

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

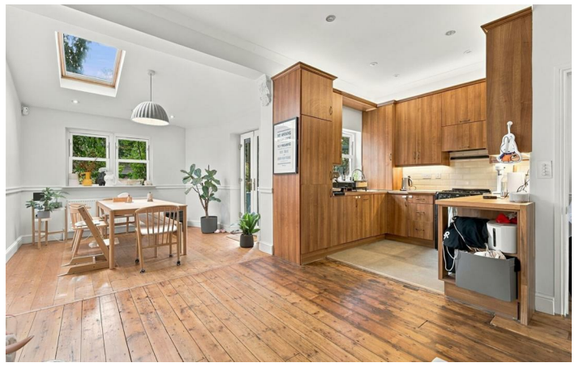
Clarence Road, Manor Park

SOLD BY PETTY SON & PRESTWICH Set along a quiet no-through road, Clarence Road is just Woodgrange Park Station just 0.2 miles away and Manor Park Station 0.3 miles away, providing convenient connections into the City via the Overground and Elizabeth Line.

3 | 1 | 2 | D | Council Tax Band: C







Boasting a classic Victorian façade with gated side access leading through to a south-facing rear garden, the house welcomes you with a wealth of period charm, including exposed wooden flooring running throughout much of the property, double-glazed sash windows and original chimney pieces.

The ground floor begins with a formal lounge, where a beautiful bay window fitted with plantation shutters creates a warm and inviting space to relax. From here, the house opens into an impressive kitchen/dining/sitting room measuring 22’9 x 20’4, forming the true heart of the home.

Extended to the rear, this generous space is filled with natural light and offers plenty of room for everyday family life and entertaining. The contemporary kitchen has been designed with practicality in mind, providing ample worktop space and storage, while a sash window brings in additional natural light. Beyond the kitchen, the extended dining area offers the perfect spot for long lunches and family gatherings, with the adjoining sitting area currently serving as a playroom, allowing little ones to play nearby while you go about your day.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a beautifully considered bathroom that brings a touch of contemporary design to the home. Finished in a seamless, plaster-effect style across the walls and floors, the space offers a walk-in, wet room style shower, freestanding bath, wall-hung WC, vanity unit and recessed shelving for toiletries. Outside, the south-facing garden offers a natural extension of the living space.

Stepping through the double doors from the dining area, you arrive on a garden patio sheltered by a covered awning, creating an inviting spot for al fresco dining, summer evenings or a morning coffee. Beyond, a lawn is bordered by useful storage sheds, offering both greenery and practicality.

EPC Rating: D62
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
15'10" x 13'9"

Kitchen/Dining Room
22'9" x 20'4"

Bedroom
12'12" x 10'7"

Bedroom
11'10" x 10'7"

Bedroom
9'10" x 8'11"