



Transport Information

0.5 Miles to Manor Park station, which is around 15 minutes walk

What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

113 Sheringham Avenue, Manor Park, London. E12 5PF.



PRICE
£475,000
To
£500,000

- Two reception rooms
- Three Bedrooms
- Stunning Kitchen
- Beautifully stocked Garden





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Guide Price: £475,000 to £500,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay and Introduction Fee to Aston Fox.

Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Located on this hugely popular turning in manor park is this delightful 3 bedroom mid terraced property. The property is within walking distance of local amenities and transport links, but boasts of a spacious Through lounge, fitted kitchen/diner and then To the first floor there are three bedrooms which are all well proportioned and a family bathroom. Externally the property has an easily maintained and well stocked rear garden which extends to approximately 70ft and is ideal for barbecues and alike.

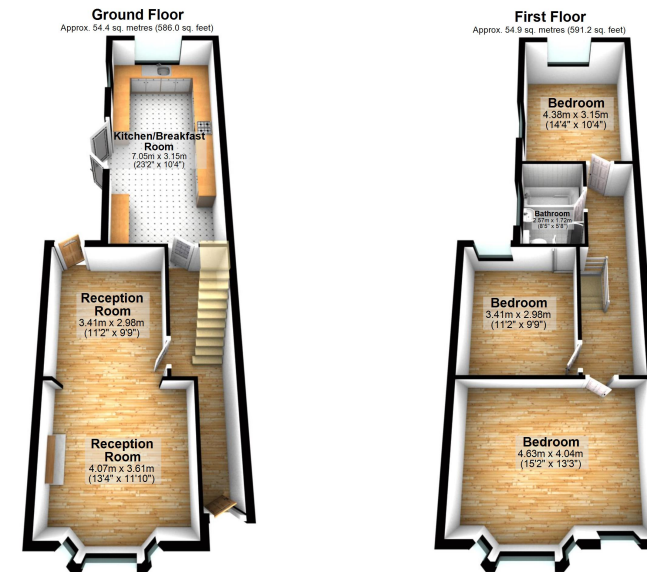
This delightful property represents a great opportunity for any growing family or those looking to live in a lovely area.

The area itself has a real community feel about it and all the neighbours are great, schools are only a short walk away, along with the local amenities and transport links which either by bus, road, or rail are excellent.

This property won't hang around long, so call now to view!

What the owner says...

its been a really spacious and happy house for us and we feel that the next owners will love living here like we have



Total area: approx. 109.4 sq. metres (1177.2 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by PropertyTics.co.uk.
www.propertytics.co.uk
Plan produced using PlanIt.

Accommodation

Reception

25' 8" x 11' 10" (7.82m x 3.61m)

Kitchen/Diner

23' 1" x 10' 4" (7.04m x 3.15m)

Garden Approx 48ft

Bedroom One

14' 0" x 13' 2" (4.27m x 4.01m)

Bedroom Two

11' 6" x 9' 8" (3.51m x 2.95m)

Bedroom Three

14' 4" x 10' 5" (4.37m x 3.17m)

Bathroom

8' 5" x 5' 5" (2.57m x 1.65m)