

Sherrard Road, MANOR PARK

Guide Price £550,000 - £575,000. This three bedroom house located on the desirable Sherrard Road in E12. A lovely property offering generous living space, perfect for families or professionals looking for a comfortable and convenient home. The property boasts three spacious double bedrooms, each with ample storage space and plenty of natural light, three reception rooms, a shower room on the ground floor and bathroom on first, kitchen, with separate dining room. Sherrard Road is located in the heart of E12, offering easy access to local amenities, including shops, restaurants, and parks. The area is well-connected to central London, with nearby transport links including buses and the London Over/Underground.

Guide Price £550,000

- THREE BEDROOMS
- THREE RECEPTIONS
- TWO BATHROOMS
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Enclosed porch entrance via door to hallway

HALLWAY

Stairs to first floor, radiator.

RECEPTION ONE

Double glazed window to front, radiator, power points and telephone points



RECEPTION TWO

Double glazed to rear, radiator and power points



GROUND FLOOR SHOWER/WC

Tilled walls and flooring, extractor fan, shower cubicle, low level WC and sink with mixer tap



KITCHEN

Laminate flooring, tiled walls, worktops, cooker, sink, open to dining area.



RECEPTION THREE

Double glazed window to rear, radiator and power points



FIRST FLOOR

LANDING

Entrance to bedrooms 1,2 and 3 and bathroom

BEDROOM ONE

Double glazed window to front, radiator and power points



BEDROOM TWO

Double glazed window to rear, radiator and power points



BEDROOM THREE

Double glazed window to rear, radiator and power points



FIRST FLOOR BATHROOM/WC

Double glazed window to side, tiled walls, bathtub, low level WC and sink.



EXTERIOR

REAR GARDEN

OUTBUILDING

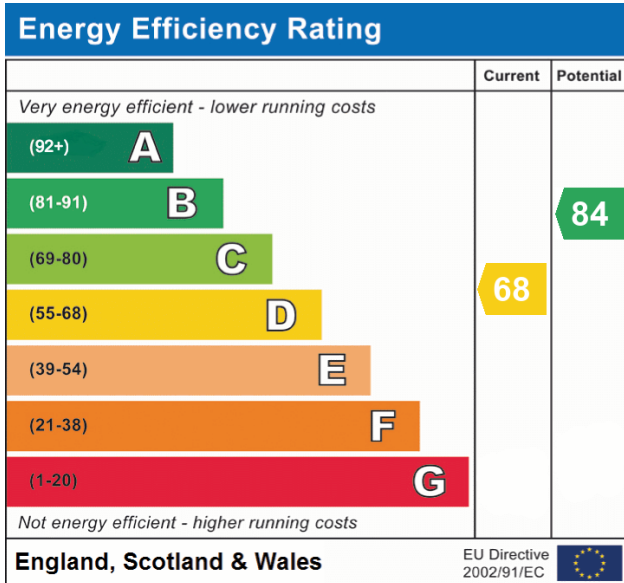


REAR TERRACE



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.



What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

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Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.

Sherrard Road, E12 6UG

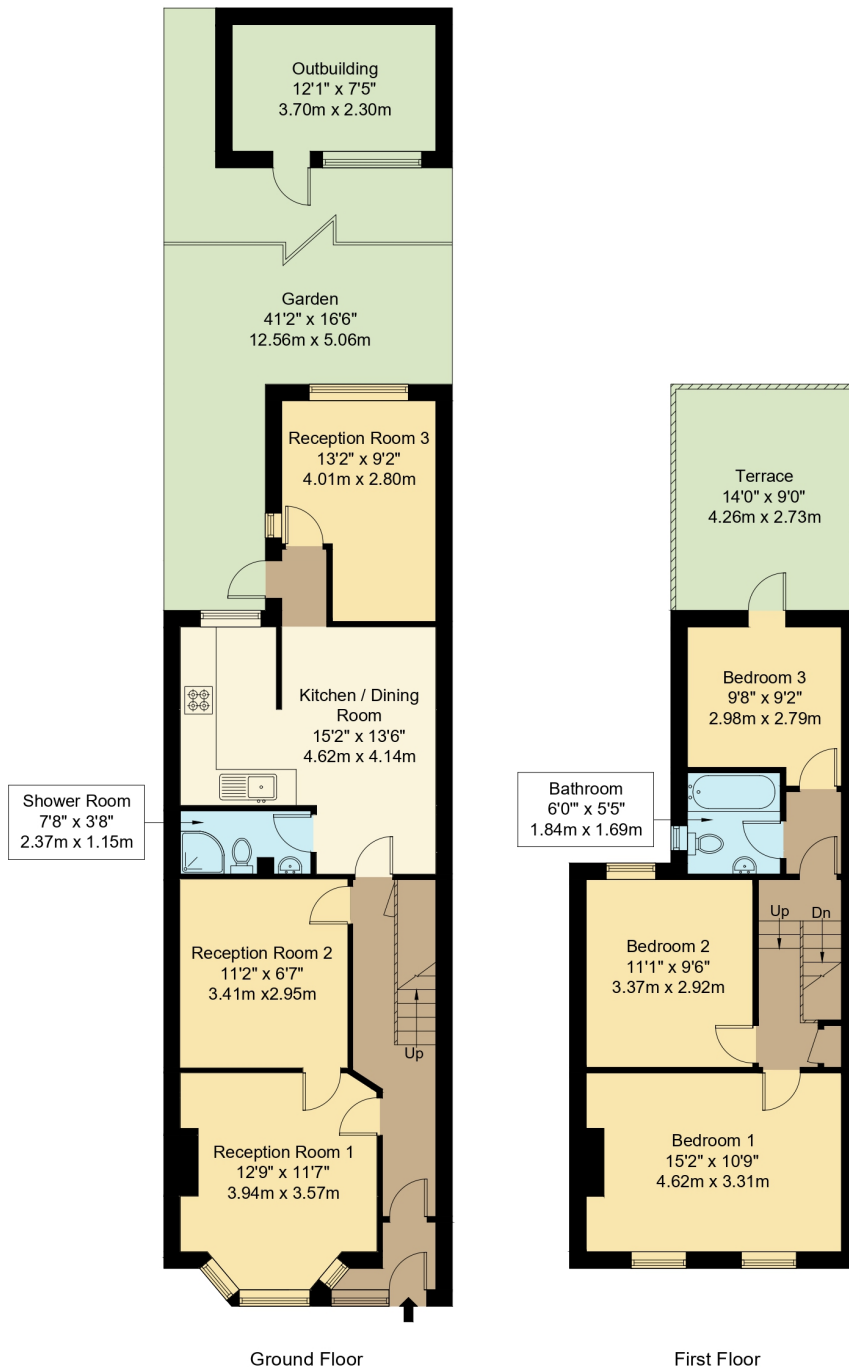
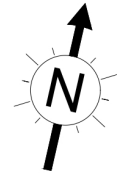
Approx Gross Internal Area = 111.05 sq m / 1195 sq ft

Outbuilding = 8.51 sq m / 92 sq ft

Garden = 51.82 sq m / 558 sq ft

Terrace = 11.63 sq m / 125 sq ft

Total = 183.01 sq m / 1970 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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