



Durham Road, MANOR PARK

WHAT A FIND!! Guide Price £685,000 - £725,000. This five/six bedroom terraced house has been refurbished and maintained to a high standard by the current owners. Located in this popular conservation area, the property comprises two large receptions, modern fitted kitchen diner, ground floor wet room, four first floor bedrooms, first floor family bathroom, second floor loft suite comprising bathroom, bedroom and study. Situated in a cul-de-sac and conveniently located for Wanstead Flats, local shops, restaurants and Manor Park overground station with its Elizabeth Line transport links. Ideal for large families looking for a property with that extra special touch. Please call our Ilford sales team for your appointment to view.

Guide Price £685,000

- FIVE/SIX BEDROOMS
- THREE BATHROOMS
- TWO RECEPTIONS
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via opaque glazed front door with fanlight leading to hallway.

HALLWAY

Electric fanlight blind, laminate flooring, double radiator, power points, coving with inset LED spotlights, three understairs cupboards.



RECEPTION ONE

14' 4" to bay x 14' 2" to alcove (4.37m x 4.32m)

Double glazed bay window to front, window blinds, laminate flooring, single radiator, power points, coving with inset LED spotlights, ceiling rose.



RECEPTION TWO

10' 1" x 14' 3" (3.07m x 4.34m)

Laminate flooring, vertical radiator, power points, coving with inset spotlights, door with blind leading to lobby/utility area.



LOBBY/UTILITY AREA

Double glazed Velux window to side, storage cupboard, tiled floor, single radiator, plumbing for washing machine, 38kw wall mounted combination boiler, double glazed door with blind leading to garden.



GROUND FLOOR WET ROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, thermostatically controlled shower, extractor fan.



KITCHEN

9' 9" x 17' 6" (2.97m x 5.33m)

Double glazed casement window to rear with electronic blinds, non-slip tiled floor with under floor heating, vertical radiator, range of eye and base units with peninsular breakfast bar and granite work surfaces, under counter lighting, AEG double electric oven, hob and integrated microwave and hot plate, AEG five range gas hob with marbled splashback, AEG extractor hood, glazed display unit, wine cooler, integrated fridge and freezer, stainless steel sink with mixer tap, integrated dishwasher, LED uplighters



FIRST FLOOR

SPLIT LEVEL LANDING

Laminate flooring, open balustrade staircase, double radiator, coving to ceiling, central CCTV unit.



BEDROOM ONE

11' 1" x 11' 2" (3.38m x 3.40m)

Double glazed picture and casement window to front with window blinds and electric blackout blinds, single radiator, laminate flooring, power points, coving to ceiling.



BEDROOM TWO

10' 8" x 14' 3" (3.25m x 4.34m)

Double glazed picture and casement window to rear with window blinds and electric blackout blinds, laminate flooring, power points, coving to ceiling.



BEDROOM THREE

10' x 11' 11" (3.05m x 3.63m)

Double glazed picture and casement window to rear with window blinds and electric blackout blinds, laminate flooring, power points, coving to ceiling.



BEDROOM FOUR

8' 1" x 8' 8" (2.46m x 2.64m)

Double glazed picture and casement window to front with window blinds and electric blackout blinds, laminate flooring, double radiator, power points.



FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to side, tiled floor and walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, panelled bath with mixer tap, thermostatically controlled shower and shower screen, extractor fan.



SECOND FLOOR

LANDING

Skylight window, laminate flooring, storage cupboard.

BEDROOM FIVE

0m x 0m (0' 0" x 0' 0") 8' 9" maximum x 10' 8" (2.67m x 3.25m)

Double glazed picture and casement window to rear with window blinds and blackout blind, laminate flooring, single radiator, power points, halogen spotlights to ceiling.



STUDY

8' 11" x 13' 10" (2.72m x 4.22m)

Skylight window, laminate flooring, double radiator, power points, storage to eaves.



SECOND FLOOR SHOWER/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, close coupled WC, vanity sink unit, quadrant shower cubicle with thermostatically controlled shower, extractor fan.



EXTERIOR

REAR GARDEN

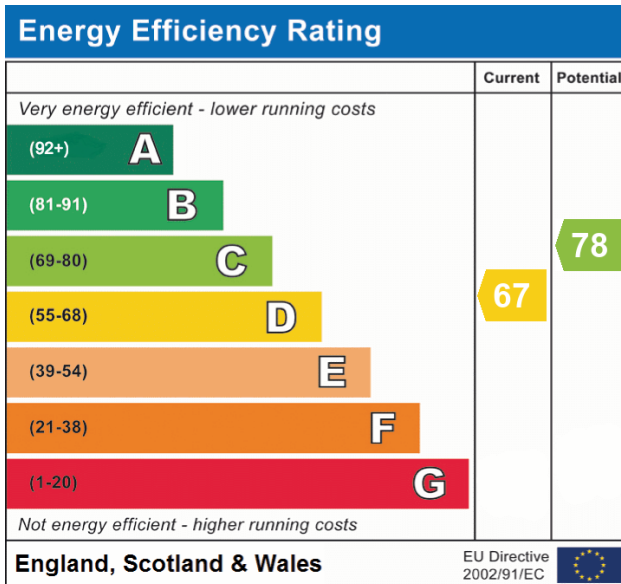
Paved patio area, raised flower borders, brick built shed with power and lighting.



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.

EPC



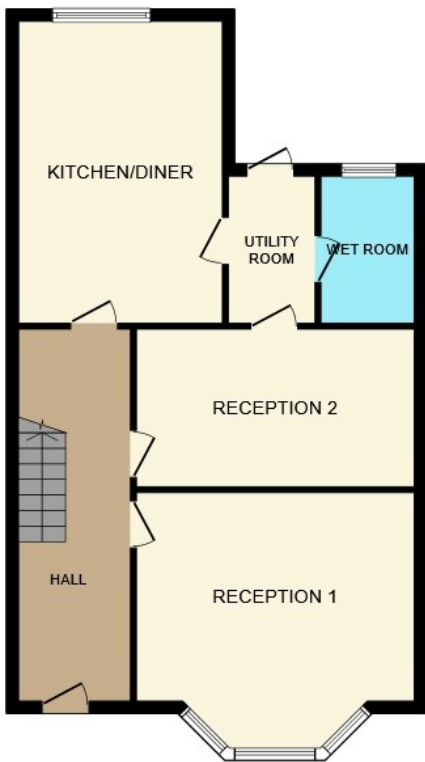
What's Next?

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

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.