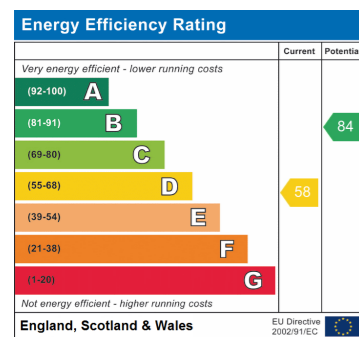




### Transport Information

0.6 Miles to Manor Park Station for the Elizabeth Line which is a 13 minute walk and 0.8 Miles from East Ham Station for the District, and Hammersmith & City Lines which is 15 minutes walk.



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.

### What's next?

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

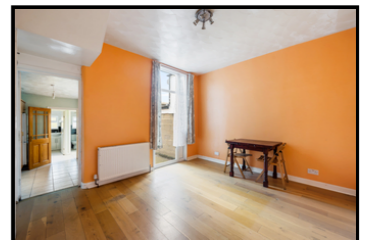
We are based just two doors down from East Ham Station.

17 Harcourt Avenue, Manor Park. E12 6DF.



PRICE  
£450,000  
To  
£475,000

- **Three Bedroom Mid-Terrace House**
- **Spacious and bright throughout.**
- **Blank canvas to make your own!**
- **Double Glazed & Gas Central Heating**





## 17 Harcourt Avenue, Manor Park. E12 6DF.

Guide Price: £450,000 to £475,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Located on this hugely popular turning in Manor Park is this delightful three bedroom mid-terraced property. The property is within walking distance of local amenities and transport links, and boasts of two spacious reception rooms, fitted galley style kitchen and family bathroom with separate toilet.

To the first floor there are three bedrooms which are all well-proportioned and double in size. Externally the property has an easily maintained rear garden and is ideal for barbecues and alike with a large shed, the property also boasts a cellar.

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

Transport links are excellent throughout Newham with an abundance of stations. East Ham gives you both District and Hammersmith and City Lines and at Manor Park you can jump on the Elizabeth Line, and close by the property there are plenty of bus stops giving road access to Newham and surrounding areas.

Being just off High Street North means that local amenities and big High Street brands are close by for all you shopping needs as well as the smaller more specific ethnic shops, if it's a big shopping spree that you have in mind then Stratford's Westfield shopping centre is a bus ride or short car journey away. Schooling is again close to the property with plenty of Primary and Secondary schools all with good Ofsted reports.

This great home offers someone a great canvas, but it won't be around long so call now to view!

Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,446.69

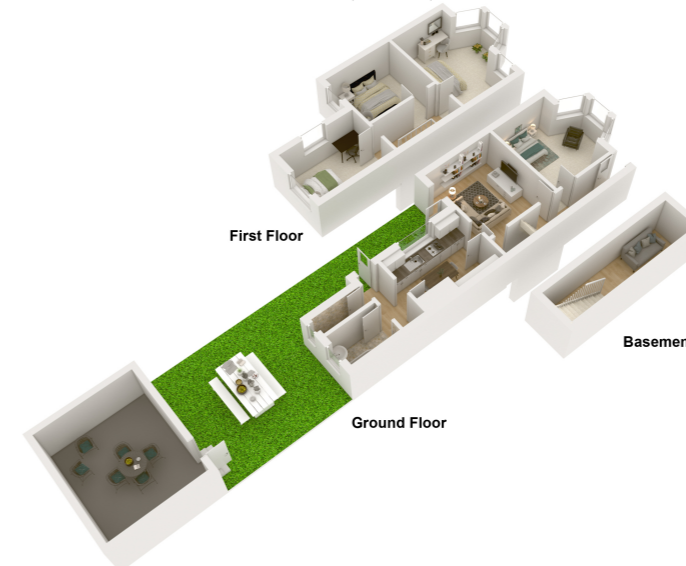
### What the owner says...

The transport links nearby are unbeatable, and we love the size of the home, plenty of room for everyone! Whoever buys this has the chance to really make this a great family home.



#### Harcourt Avenue, E12

Approximate Gross Internal Area = 1124 sq ft / 104.4 sq m  
Shed = 201 sq ft / 18.7 sq m  
Total = 1325 sq ft / 123.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID970746)

### Accommodation

#### Reception One

13' 6" x 11' 10" (4.11m x 3.61m)

#### Reception Two

12' 3" x 11' 1" (3.73m x 3.38m)

#### Kitchen

12' 2" x 8' 6" (3.71m x 2.59m)

#### Bathroom

6' 7" x 4' 8" (2.01m x 1.42m)

#### W/C

6' 5" x 2' 6" (1.96m x 0.76m)

#### Garden

22' 2" x 6' 5" (6.76m x 1.96m)

#### Shed

16' 2" x 10' 1" (4.93m x 3.07m)

#### Cellar

#### 1st Floor

##### Bedroom One

15' 1" x 13' 4" (4.60m x 4.06m)

##### Bedroom Two

12' 2" x 8' 6" (3.71m x 2.59m)

##### Bedroom Three

10' 11" x 9' 7" (3.33m x 2.92m)

