



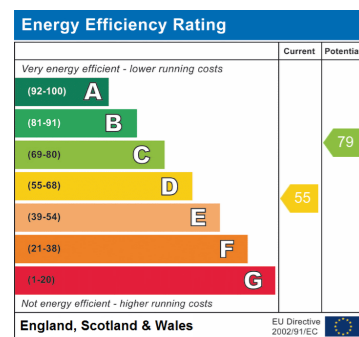
107 Shelley Avenue, Manor Park, London. E12 6PX.



PRICE  
£500,000  
To  
£525,000

### Transport Information

0.4 Miles to East Ham Station for the District, and Hammersmith and City Lines which is a 7-8 minute walk and 0.8 Miles to Manor Park Station for the Elizabeth Line.



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.

- **Three Bedroom Terraced House**
- **Two Bathrooms**
- **Three Reception Rooms**
- **Desireable Location**





## 107 Shelley Avenue, Manor Park, London. E12 6PX.

Guide Price: £500,000 to £525,000 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 just off High Street North in this very desirable location is this three bedroom mid-terraced family home.

Boasting of two reception rooms, a fitted kitchen / diner, lean-to, plus shower room and seperate w/c on the ground floor, you won't be lacking space or amenities! To the first floor you'll find three well appointed bedrooms, plus a family bathroom.

Externally the property has an easily maintained rear garden which extends to approximately 30ft and is an ideal space for children to play or for a barbecue in the summer months, and has the added benefit of a brick built outbuilding.

The location is ideal for shops and local amenities and transport links in Newham are excellent, East Ham Station is just a short walk away and gives fast access into London and Manor Park for the Elizabeth Line is close by too.

Bus stops are plentiful throughout Newham and road links are also good with A406 and A13 close by.

Schools are also good in Newham and with in close proximity to the home there are both Primary and secondary schools, there are also plenty of outside spaces like Wanstead Flats and Plashet Park for the children to run free and enjoy the out doors.

This lovely home will get a lot of attention and will sell quickly so call so to save disappointment.

Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,362.01

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W [astonfox.com](http://astonfox.com)

### What the owner says...

You really can't beat this location, it's such a nice friendly community and the High Street is so close you have everything you need nearby.



Total area: approx. 109.1 sq. metres (1174.1 sq. feet)  
Plan and measurements are for guidance only. Floor plan produced by Propertyica.co.uk  
www.propertyica.co.uk  
Plan produced using PlanUp.



## Accommodation

**Reception One**  
14' 2" x 11' 7" (4.32m x 3.53m)

**Reception Two**  
11' 5" x 9' 7" (3.48m x 2.92m)

**Kitchen/Diner**  
18' 1" x 11' 10" (5.51m x 3.61m)

**Lean-To**  
10' 11" x 7' 8" (3.33m x 2.34m)

**W/C**  
3' 4" x 3' 2" (1.02m x 0.97m)

**Bathroom**  
6' 1" x 3' 4" (1.85m x 1.02m)

**Garden**  
30' 3" (9.22m)

### Outbuilding

**1st Floor**

**Bedroom One**  
14' 11" x 14' 2" (4.55m x 4.32m)

**Bedroom Two**  
11' 5" x 9' 10" (3.48m x 3.00m)

**Bedroom Three**  
10' 7" x 9' 11" (3.23m x 3.02m)

**Bathroom**  
6' 5" x 5' 8" (1.96m x 1.73m)