



22 Meanley Road, Manor Park, London. E12 6AR.



PRICE
£525,000
To
£550,000

Transport Information

Both Manor Park and Woodgrange Park Stations are just 0.3 Miles away, a short 6 minute walk. While East Ham District and Hammersmith & City line is 0.9 Miles away, which is 18 minutes walk. With numerous bus routes on both Romford Road and High Street North, there's no end of transport options.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		85
(69 to 80)	C	71	
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

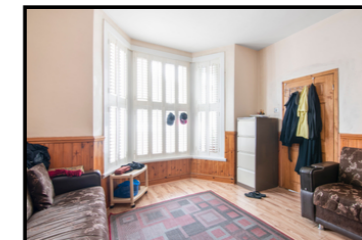
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

- Four bedroom mid terraced house
- Three reception rooms
- Two ground floor bathrooms.
- Rear garden with out building





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Guide Price: £525,000 to £550,000 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. 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 4 bedroom mid terraced property, the property is within walking distance of local amenities and transport links.

The property itself on the ground floor boasts three spacious reception rooms, fitted kitchen/diner, wet room shower room, fitted family bathroom and a separate W/c, to the first floor there are four bedrooms which are both well proportioned.

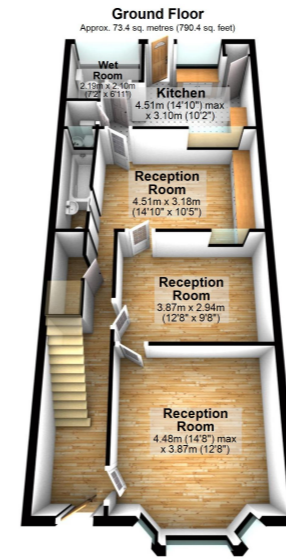
Externally the property has an easily maintained rear garden which extends to approximately 24 ft and is ideal for barbecues as well as letting the little ones run free, and there is the added benefit of the outbuilding.

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.

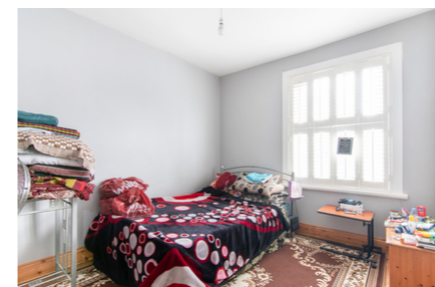
This property won't hang around long, so call now to view!

What the owner says...

This is a great house, perfect for a big family we have loved living here.



Total area: approx. 111.4 sq. metres (1199.1 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by PropertyTics.co.uk
www.propertytics.co.uk
Plan produced using PlanIt3D



Accommodation

Reception One
14' 8" x 12' 7" (4.47m x 3.84m)

Reception Two
12' 5" x 10' 0" (3.78m x 3.05m)

Reception Three
14' 4" x 9' 7" (4.37m x 2.92m)

Bathroom
10' 2" x 3' 6" (3.10m x 1.07m)

W/C
3' 5" x 3' 2" (1.04m x 0.97m)

Kitchen
14' 5" x 9' 6" (4.39m x 2.90m)

Wet Room
7' 0" x 6' 7" (2.13m x 2.01m)

Garden 24'6"
Outbuilding
16' 6" x 12' 3" (5.03m x 3.73m)

Bedroom One
11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom Two
11' 2" x 8' 7" (3.40m x 2.62m)

Bedroom Three
9' 1" x 7' 7" (2.77m x 2.31m)

Bedroom Four
11' 6" x 7' 9" (3.51m x 2.36m)