



2 Worcester Road, Manor Park. E12 5JX.



PRICE
£375,000
To
£400,000

Transport Information

Positioned in a great location just 0.4 miles from Manor Park Station, and 0.7 Miles from Ilford Station with an abundance of bus routes close by.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		91
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	55	
(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.

- Beautiful Condition Throughout
- Great Location
- Two Bedroom Mid-Terraced House
- Double Glazed & Gas Central Heating





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Guide Price: £375,000 to £400,000 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 two bedroom mid-terraced property, the property is within walking distance of local amenities and transport links.

The property itself boasts of a spacious reception rooms and a fitted kitchen/diner and a family bathroom, then to the first floor there are two bedrooms which are both well proportioned. External the property has an easily maintained rear garden which extends to approximately 20ft and is ideal for barbecues and alike.

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.

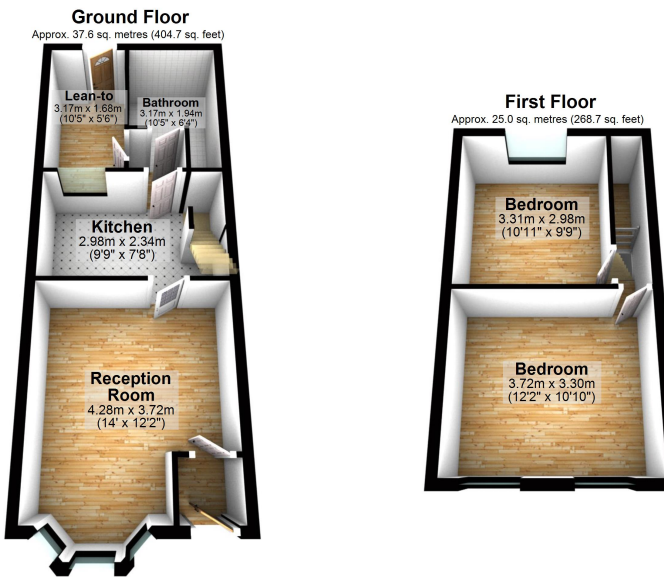
Close by the property is High Street North and Romford road both of which are a hive of activity and local amenities, where all the major high street brands can be found and there are two supermarkets within walking distance. there is also Little Ilford Park which is just across the road and is a great outside space for walks and for the children to escape to.

For transport links there is East ham Station which is a seven to ten minute walk and has the District and Hammersmith and City lines giving access to London. slightly further is Manor park or Ilford stations both are over ground train stations and soon to be Cross rail stations, Road links are good and there are links into London and surrounding areas.

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

What the owner says...

I have loved living here, the home is in a great location and so close to everything. I especially love the garden, it's a great little sun trap.



Total area: approx. 62.6 sq. metres (673.4 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.
www.propertypics.co.uk
Plan produced using PlanUp.

Accommodation

Reception

16' 1" x 12' 3" (4.90m x 3.73m)

Kitchen

12' 1" x 7' 8" (3.68m x 2.34m)

Bathroom

9' 8" x 6' 9" (2.95m x 2.06m)

Utility Room

9' 11" x 4' 3" (3.02m x 1.30m)

Garden

1st Floor

Bedroom One

23' 0" x 16' 9" (7.01m x 5.11m)

Bedroom Two

11' 0" x 9' 5" (3.35m x 2.87m)

