



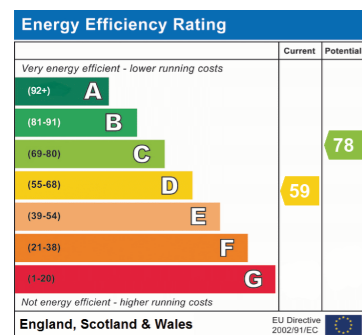
23 First Avenue, Manor Park. E12 6AW.



PRICE  
£550,000  
to  
£575,000

### Transport Information

0.3 Miles to Manor Park Station for the Elizabeth Line with a plethora of bus routes on Romford Road and High Street North taking you throughout the borough and beyond.



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 Mid-Terrace House
- Driveway
- Cellar
- Stunning Condition Throughout
- Double Glazed & Gas Central Heating
- Brilliant Location
- Close to Transport Links





## 23 First Avenue, Manor Park. E12 6AW.

Guide Price: £550,000 to £575,000 F/H

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

You won't want to miss the opportunity of owning this spacious family home! It is located on one of Manor Park's premier turnings, being just off High Street North, and one minute from Manor Park Elizabeth Line Station.

The property is hugely desirable and as it is an ideal family home it will sell quickly, and as you'll see it has been extensively modernised to a very high standard throughout. Plus there is a cellar, and a driveway to the front which is a rarity within the area.

The extensive home boasts of spacious through-lounge, kitchen / diner, a conservatory and spacious ground floor bathroom, there is the extra benefit of a cellar too. Then to the first floor there are three bedrooms. The house does not require any modernisation and is the perfect space someone to move straight in and for ideas to develop and grow.

Externally the property has a rear garden that extends to approximately 26ft and a is great big space for the kids to run around in, with a small patio area and shrubs around the edges.

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 buy 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: D

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...

We absolutely love this house, we've lived here 40 years and it was great for bringing up the family in. Everything is so close by and it's a great area.

First Avenue, E12

Approximate Gross Internal Area = 1258 sq ft / 119.7 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



## Accommodation

### Reception Room

26' 0" x 12' 8" (7.92m x 3.86m)

### Kitchen / Dining Room

17' 3" x 8' 3" (5.26m x 2.51m)

### Conservatory

10' 11" x 9' 11" (3.33m x 3.02m)

### Bathroom

8' 0" x 5' 11" (2.44m x 1.80m)

### Garden

26' 2" (7.98m)

## 1st Floor

### Bedroom One

19' 2" x 11' 1" (5.84m x 3.38m)

### Bedroom Two

11' 9" x 10' 1" (3.58m x 3.07m)

### Bedroom Three

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

