



19 Fourth Avenue, Manor Park, London. E12 6DB.



PRICE  
£500,000  
O.I.E.O.

### Transport Information

0.4 Miles to Manor Park Station for the Elizabeth Line which is an 8 minute walk. 1 mile to East Ham Station for the District and Hammersmith & City lines which is 20 minutes walk or a short bus ride.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
64	82
England, Scotland & Wales	
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.

- Three Bedroom Terraced House
- Cellar with Two Rooms
- Bathroom, Ensuite and Cloakroom
- Two Reception Rooms





## 19 Fourth Avenue, Manor Park, London. E12 6DB.

Guide Price: Offers In Excess Of (O.I.E.O.) £500,000 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.

For the bigger growing family! Located on this popular turning in Manor Park, with a short walk to Manor Park station, is this delightful three-bedroom mid-terrace home which has been beautifully maintained and decorated by its current owner.

Please note photos including furniture were taken before tenants moved out.

The property is arranged over four floors, the ground floor boasts of two reception rooms, a beautifully fitted kitchen with integrated appliances and a lean-to with cloakroom.

To the first floor, there are two well-appointed double bedrooms, a study and the spacious family bathroom and then up on the second floor there is a further bedroom with a fully fitted ensuite. Then finally to the basement you will find two additional rooms.

Externally the property boasts of an easily maintained garden which is a real suntrap in the summer months and an ideal place for entertaining or a weekend barbeque.

The Location is excellent with Manor Park Station only minutes away, which has the Elizabeth Line going into Liverpool Street and across London. There are also many bus stops located near the property on Station Road and Romford Road all giving links into the borough and surrounding areas. Road links are also very good with A406, A13 and M11 only a short drive away.

Schooling is also good in the area with plenty of Primary and Secondary schools all achieving good positive ratings from Ofsted and all within walking distance of the property.

This special home is a great buy so call now to view before its gone!

Council Tax Band: C

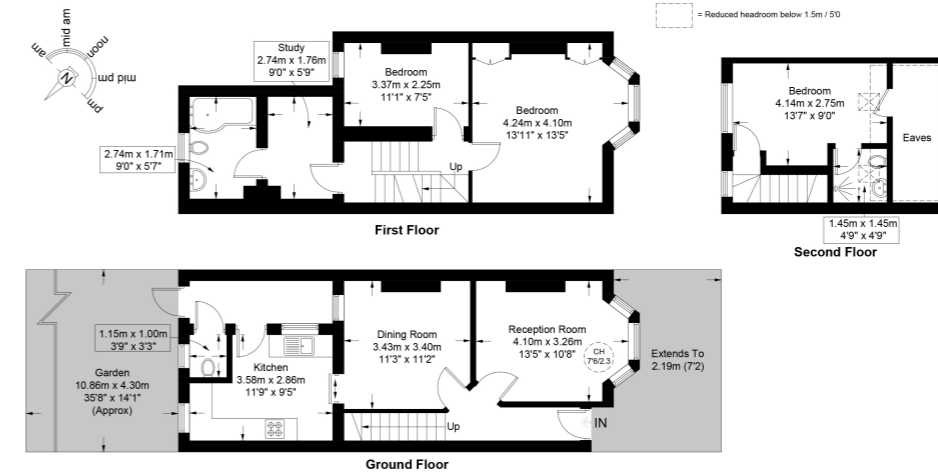
## What the owner says...

This has been a great investment property for us, as the location is perfect for families and the home has so much space throughout. It will make someone a brilliant family home.

### Fourth Avenue, E12

Approximate Gross Internal Area = 1207 sq ft / 112.1 sq m

Restricted Height = 76 sq ft / 7.1 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 One

13' 3" x 10' 9" (4.04m x 3.28m)

### Reception Two

11' 0" x 11' 0" (3.35m x 3.35m)

### Kitchen

11' 9" x 9' 0" (3.58m x 2.74m)

### Lean-To

12' 11" x 3' 10" (3.94m x 1.17m)

### W/C

3' 11" x 2' 6" (1.19m x 0.76m)

### Garden

36' 2" (11.02m)

### 1st Floor

### Bedroom One

13' 5" x 12' 11" (4.09m x 3.94m)

### Bedroom Two

11' 0" x 8' 3" (3.35m x 2.51m)

### Bathroom

9' 0" x 5' 8" (2.74m x 1.73m)

### Study

8' 11" x 5' 10" (2.72m x 1.78m)

### Bedroom Three

13' 6" x 9' 6" (4.11m x 2.90m)

### En-Suite

4' 9" x 4' 7" (1.45m x 1.40m)

### Cellar

### Room One

### Room Two

