



Ruskin Avenue, Manor Park, London. E12 6PR.



PRICE  
£525,000  
To  
£550,000

### Transport Information

0.5 Miles to East Ham station for the District and Hammersmith and City lines, 0.8 Miles to Manor Park Station for the Elizabeth Line, and 0.8 Miles to Woodgrange Park for the Overground (Suffragette) Line.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
- Fully Tanked Cellar with Power
- 70ft Garden
- Two Reception Rooms
- Beautifully Maintained with Original Features
- Great Location







## Ruskin Avenue, Manor Park, London. E12 6PR.

Guide Price: £525,000 to £550,000 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.

Wow you won't want to miss the opportunity of owning this spacious, family home, which is located on one of Manor Park's Premier turnings and is just off High Street North.

The property which is an ideal family home is hugely desirable and will sell quickly. Boasting of two reception rooms, kitchen, a dining room and a wet room. To the first floor there are three bedrooms and a family bathroom. You also have the added benefit of a fully tanked cellar with power, which is currently used as a home office.

Externally the property has an extensive rear garden that extends to approximately 70ft and is full of opportunities for entertaining and creating your own secluded escape, which is currently laid to lawn with flower beds and then a decked area at the bottom.

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 off High Street North means that local amenities and big High Street brands are close by for all you shopping needs as well as the smaller more specific ethnic shops. If it's a big shopping spree 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 is rare and won't be around long so call now to view!

Council Tax Band: C

Council: Newham

196 High Street North East Ham London E6 2JA

T 020 8470 5252

F 020 8471 5922

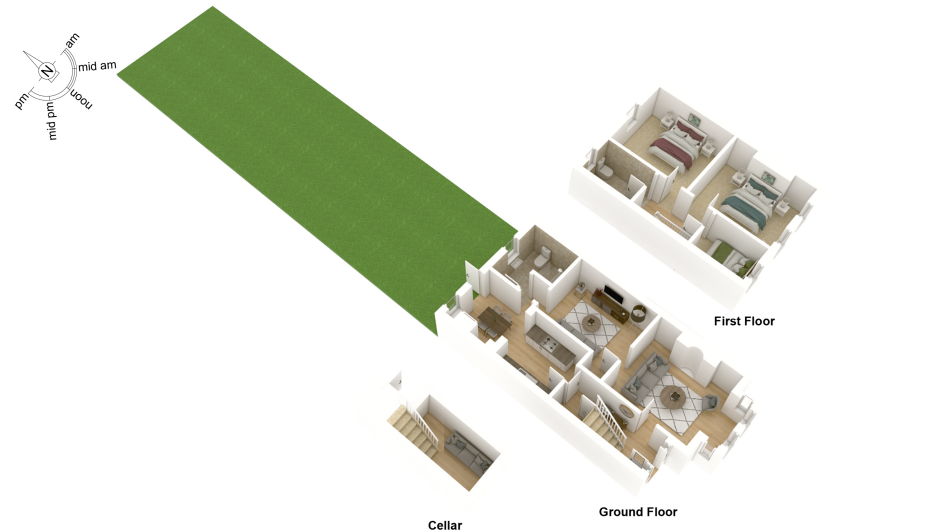
W [astonfox.com](http://astonfox.com)

## What the owner says...

This has been a great home for the family, we love the garden and being so close to the High Street and schools for the kids.

Ruskin Avenue, E12

Approximate Gross Internal Area = 1116 sq ft / 103.7 sq m



aston fox

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.

RICS Certified Property Measurer

## Accommodation

### Reception One

15' 7" x 11' 10" (4.75m x 3.61m)

### Reception Two

12' 6" x 9' 1" (3.81m x 2.77m)

### Kitchen

9' 4" x 7' 11" (2.84m x 2.41m)

### Dining Room

8' 6" x 7' 6" (2.59m x 2.29m)

### Wet Room

7' 6" x 7' 4" (2.29m x 2.24m)

### Garden

70' 0" (21.34m)

### 1st Floor

#### Bedroom One

12' 6" x 11' 4" (3.81m x 3.45m)

#### Bedroom Two

12' 5" x 11' 7" (3.78m x 3.53m)

#### Bedroom Three

7' 10" x 5' 9" (2.39m x 1.75m)

#### Bathroom

7' 11" x 5' 8" (2.41m x 1.73m)

#### Cellar

#### Home Office

10' 8" x 5' 6" (3.25m x 1.68m)

