



76 Durham Road, Manor Park, London. E12 5AX.



PRICE  
£575,000  
To  
£600,000

### Transport Information

0.2 Miles to Manor Park Station for TFL trains and 0.2 Miles to Woodgrange Park for the Overground, both of which will take you 5 minutes to walk to. East Ham Station is 1 mile away so a 20 minute walk, or a 10 minute bus hop.

### 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.



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.



## 76 Durham Road, Manor Park, London. E12 5AX.

Guide Price: £575,000 to £600,000 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 of two spacious reception rooms, fitted kitchen, wet room style shower room, To the first floor there are four bedrooms which are both well proportioned and a family bathroom

External the property has an rear garden which extends to approximately 15ft approx and is ideal for barbecues as well as letting the little ones have some outside space.

This delightful property represents a great opportunity for any growing family or those looking to live in a lovely area.

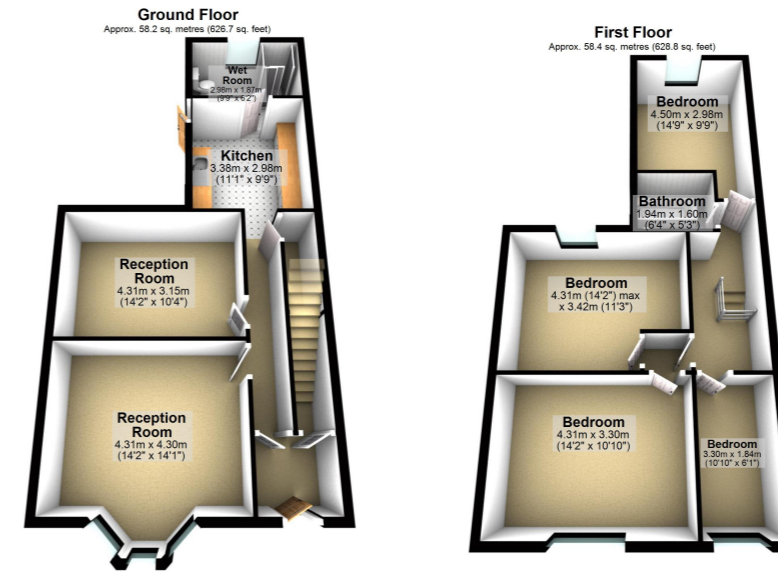
The area itself has a real community feel about it and all the neighbours are great, schools are only a short walk away, along with the local amenities and transport links which either by bus, road, or rail are excellent.

The Location is excellent with Manor Park Station seconds away, which is a TFL rail over ground station going in to Liverpool street and soon to be Cross Rail station. There are also many bus stops located near the property in station road and Romford Road all giving links in to 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 property won't hang around long, so call now to view!

## What the owner says...



Total area: approx. 116.6 sq. metres (1255.5 sq. feet)  
Plan and measurements are for guidance only. Floor plan produced by Propertyics.co.uk  
www.propertyics.co.uk  
Plan produced using PlanUp.



## Accommodation

**Reception One**  
14' 8" x 14' 6" (4.47m x 4.42m)

**Reception Two**  
14' 2" x 10' 6" (4.32m x 3.20m)

**Kitchen**  
11' 1" x 9' 11" (3.38m x 3.02m)

**Shower Room**  
9' 10" x 6' 2" (3.00m x 1.88m)

## Garden

## 1st Floor

**Bedroom One**  
13' 9" x 10' 10" (4.19m x 3.30m)

**Bedroom Two**  
14' 3" x 7' 10" (4.34m x 2.39m)

**Bedroom Three**  
11' 11" x 10' 0" (3.63m x 3.05m)

**Bedroom Four**  
10' 10" x 6' 0" (3.30m x 1.83m)

**Bathroom**  
6' 7" x 8' 3" (2.01m x 2.51m)