



75 Carlyle Road, Manor Park. E12 6BW.



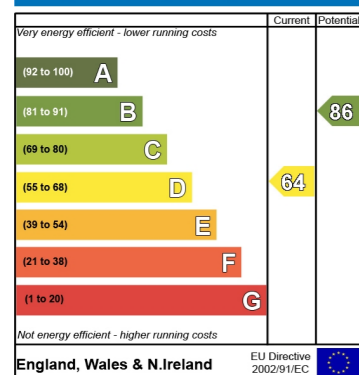
PRICE
£525,000
To
£550,000

Transport Information

Manor Park Station is 0.2 miles away and is around a 4 minute walk.

East Ham Tube Station is 1.1 miles away and is around a 22 minute walk.

Energy Efficiency Rating



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.

- Huge Rear Garden
- Through Lounge
- Manor Park Village
- Three Double Bedrooms





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Guide Price: £525,000 to £550,000 F/H Please be aware this is a sale by tender property and the prospective purchaser will have to pay and Introduction Fee to Aston Fox. OPEN DAY Saturday 9th October 12-1pm viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Stunning family Home on Manor Park village!

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, is just off High Street North, and one minute from Manor Park main line station. The property which is an ideal family home is hugely desirable, will sell quickly, and has been extensively modernised to a very high standard.

The main house boasts of spacious through-lounge, kitchen, boiler cupboard and spacious ground floor bathroom. To the first floor there are three bedrooms all of which are doubles. The house does not require any modernisation throughout but is the perfect space for ideas to develop and grow.

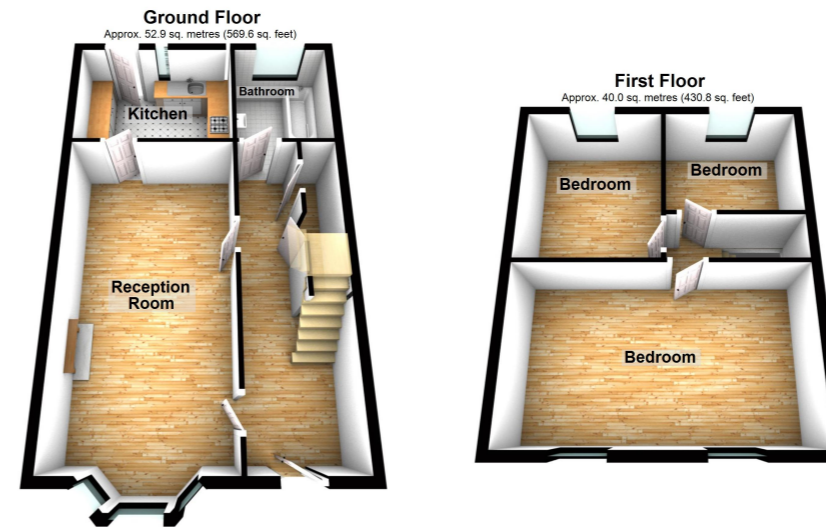
Externally the property has a rear garden that extends to approximately 85ft and a is great big space for the kids to run around in, there is a sizeable plot of land to the side that has many opportunities, obtaining an architects advice would be advisable.

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 overground or soon the crossrail which is opening early 2022, 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 its 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!

What the owner says...

The transport links are unbeatable, and we love the size of the garden. Whoever buys this has the chance to really make this a great family home.



Total area: approx. 92.9 sq. metres (1000.4 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 Ground Floor

Lounge

25' 2" x 13' 3" (7.67m x 4.04m)

Kitchen

12' 0" x 9' 3" (3.66m x 2.82m)

Bathroom

9' 3" x 6' 2" (2.82m x 1.88m)

Boiler Room

7' 4" x 2' 2" (2.24m x 0.66m)

Garden

85' (25.91m)

First Floor

Bedroom 1

19' 3" x 10' 11" (5.87m x 3.33m)

Bedroom 2

11' 3" x 8' 11" (3.43m x 2.72m)

Bedroom 3

9' 0" x 7' 4" (2.74m x 2.24m)