



18 Sibley Grove, Manor Park, London. E12 6SE.



PRICE
£550,000
To
£575,000

Transport Information

East Ham station is just a 1 minute walk away.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		78
(55 to 68)	D		
(39 to 54)	E	48	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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 / Four Bedrooms
- Double Glazing
- Loft Room
- Chain Free
- Minutes From East Ham Station
- Gas Central Heating





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Guide Price £550,000 to £575,000

(Viewings by appointment ONLY) At each individual viewing, we will supply PPE equipment

Please be aware this is a sale by tender property and the prospective purchaser will incur an introductory commission to Aston Fox.

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, and 1 minute from East Ham tube station.

The property which is an ideal family home is hugely desirable, will sell quickly boasts of two reception rooms, a spacious kitchen/diner and ground floor shower room. To the first floor there are three double bedrooms and a family bathroom, to the second floor there is a Loft room/fourth bedroom. Externally the property has a spacious rear garden that extends to approximately 32ft and also has a brick built out house/shed.

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 over ground or soon the cross rail which is towards the end of 2019, 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 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 family home is ideal for the growing family but won't be around long so call now to view!

What the owner says...

It's been a great place to live and we have everything we need around us or very near by.



Accommodation

Reception 1

12' 9" x 11' 9" (3.89m x 3.58m)

Reception 2

11' 3" x 9' 7" (3.43m x 2.92m)

Kitchen/Diner

25' 10" x 11' 3" > 9' 3" (7.87m x 3.43m > 2.82m)

Shower Room

8' 0" x 3' 9" (2.44m x 1.14m)

Garden

31' 8" (9.65m)

Shed

11' 8" x 14' 5" (3.56m x 4.39m)

Bedroom 1

15' 2" x 13' 0" (4.62m x 3.96m)

Bedroom 2

11' 1" x 9' 7" (3.38m x 2.92m)

Bedroom 3

9' 11" x 9' 1" (3.02m x 2.77m)

Bathroom

6' 11" x 5' 11" (2.11m x 1.80m)

Bedroom 4 (Loft Room)

11' 10" x 13' 11" (3.61m x 4.24m)