



Transport Information

East Ham station for District and Hammersmith and City lines is 0.8 miles away, Manor Park station is 1 mile away.

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.

Barrington Road, Manor Park, London. E12 6JH.



PRICE
£450,000
To
£475,000

- Recently Refurbished Throughout
- Three Bedroom Mid-Terrace House
- Large Garden





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Guide Price: £450,000 to £475,000 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 and viewings are strictly by appointment ONLY.

Located in this hugely popular area of Manor Park is this delightful 3-bedroom mid-terraced property, that's located within walking distance of local amenities, transport links and schools.

On the ground floor, the property boasts a spacious reception room, kitchen / diner and large garden. Then to the first floor there are three bedrooms, two of which are large double rooms and family bathroom.

Externally the property has almost 60ft garden, and this property represents a great opportunity for any growing family or those looking to live in a lovely area as it has a real community feel about it and all the neighbours are great.

Road links are good and there are links into London and surrounding areas. There are also plenty of buses going throughout Newham and into surrounding boroughs, you will also find an abundance of local amenities, food shops, restaurants and ethnic shops on your doorstep, and for those wanting more High Street brands and big name outlets then close by is Stratford Westfield which is also a great place for entertainment and great eating spots, Ilford town centre also offers a shopping mall and eateries.

Also located close by the property is High Street North which is a hive of activity and local amenities, where all the major high street brands can be found and two supermarkets within walking distance. Schooling is also good in the area, both primary and secondary schools with good Ofsted ratings and within walking distance of the property. There is also Little Ilford Park which is just around the corner and is a great outside space for walks and for the children to escape to.

This property won't hang around long, so call now to view!

Council Tax Band: C
Council: Newham
Maximum Council Tax Fee Payable: £1,532.74

What the owner says...

I've enjoyed doing the refurbishment on this home, and it's ready now for a family to come in and personalise



Accommodation

Reception Room

14' 0" x 12' 0" (4.27m x 3.66m)

Kitchen

17' 1" x 11' 2" (5.21m x 3.40m)

Garden

49' (14.94m)

1st Floor

Bedroom One

14' 2" x 11' 4" (4.32m x 3.45m)

Bedroom Two

11' 4" x 9' 10" (3.45m x 3.00m)

Study / Bedroom Three

6' 5" x 5' 4" (1.96m x 1.63m)

Shower Room

6' 8" x 7' 10" (2.03m x 2.39m)