



## 15 St Mary's Approach, Manor Park. E12 6HG.

PRICE  
£400,000  
To  
£425,000



### Transport Information

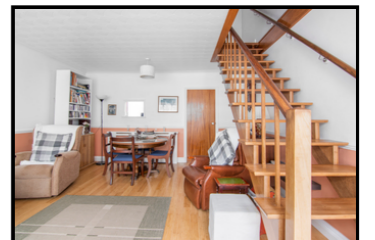
0.75 Miles to Manor Park Station for the Elizabeth Line which is 16 minutes walk, 0.9 Miles to East Ham Station for the District, and Hammersmith & City Lines which is a 20 minute walk. With a plethora of bus routes taking you throughout the Borough.

### 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.

- End of Terrace House
- Garage
- Conservatory and Outbuilding
- Upstairs Shower Room



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.



## 15 St Mary's Approach, Manor Park, London. E12 6HG.

Guide Price: £400,000 to £425,000 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.

Located on this hugely popular turning in Manor Park is this delightful two-bedroom end of terrace family home, which is within walking distance of local amenities and transport links.

The property itself boasts of a spacious reception room, conservatory and a fitted kitchen, then rising to the first floor there are two bedrooms which are both well-proportioned and a family shower room. External the property has an easily maintained rear garden which extends to approximately 35ft and is ideal for barbecues and alike with a large shed which could be used for many different purposes. Plus the added benefit of a garage for your off-street parking.

This delightful property represents a great opportunity for anyone looking to live in a lovely area.

The area itself has a real community feel about it and all the neighbours are great, the Location is excellent with Manor Park and Ilford Stations both close by.

There are also many bus stops on Romford Road and 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 within walking distance of the property.

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

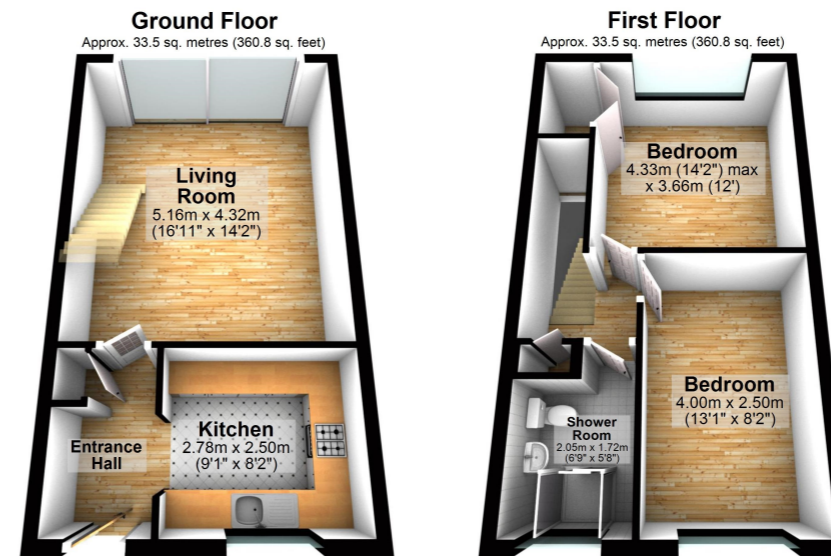
Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,532.74

### What the owner says...

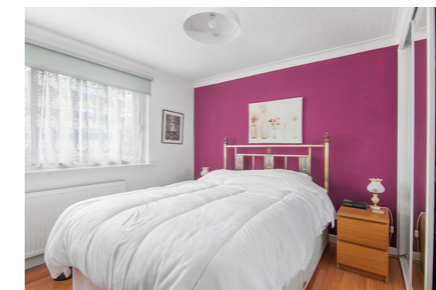
This has been our family home for over 30 years, it's been a lovely area to bring the family up in. We're sure it will bring another family many happy memories.



Total area: approx. 67.0 sq. metres (721.7 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.

www.propertytics.co.uk  
Plan produced using PlanUp.



### Accommodation

#### Reception

16' 8" x 14' 1" (5.08m x 4.29m)

#### Kitchen

8' 4" x 8' 10" (2.54m x 2.69m)

#### Conservatory

6' 8" x 10' 10" (2.03m x 3.30m)

#### Garden

35' 0" (10.67m) Approx.

#### Outbuilding

16' 0" x 7' 11" (4.88m x 2.41m)

#### 1st Floor

##### Bedroom One

11' 2" x 9' 9" (3.40m x 2.97m)

##### Bedroom Two

12' 0" x 8' 2" (3.66m x 2.49m)

##### Shower Room

6' 8" x 5' 6" (2.03m x 1.68m)