



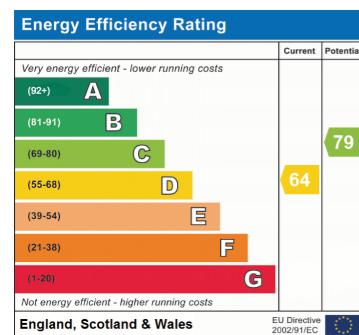
21 Warwick Road, Manor Park. E12 6QP.



PRICE  
£525,000  
To  
£550,000

### Transport Information

0.5 Miles to Manor Park Station for the Elizabeth Line and  
0.6 miles to East Ham Station for the District and  
Hammersmith and City lines.



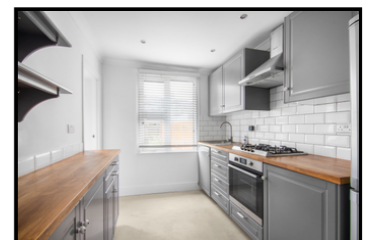
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

- Four Bedroom Mid-Terraced House
- Period Features
- Two Reception Rooms
- Manor Park Village
- Chain Free!
- First Floor Bath With Downstairs WC/Cloakroom





## 21 Warwick Road, Manor Park. E12 6QP.

Guide Price: £525,000 to £550,000 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.

Stunning family Home in 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 and will sell quickly, as it has been extensively modernised to a high standard.

The home boasts of spacious lounge, leading through to a dining room both of which have original wood flooring, and then you have the kitchen, and a utility room with w/c. To the first floor there are three bedrooms, plus spacious family bathroom and continuing up to the second floor is another large bedroom.

Externally the property has a south-west facing rear garden that extends to approximately 33ft and is great big space for a BBQ and to relax quietly in.

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 Elizabeth Line, 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 it's 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.

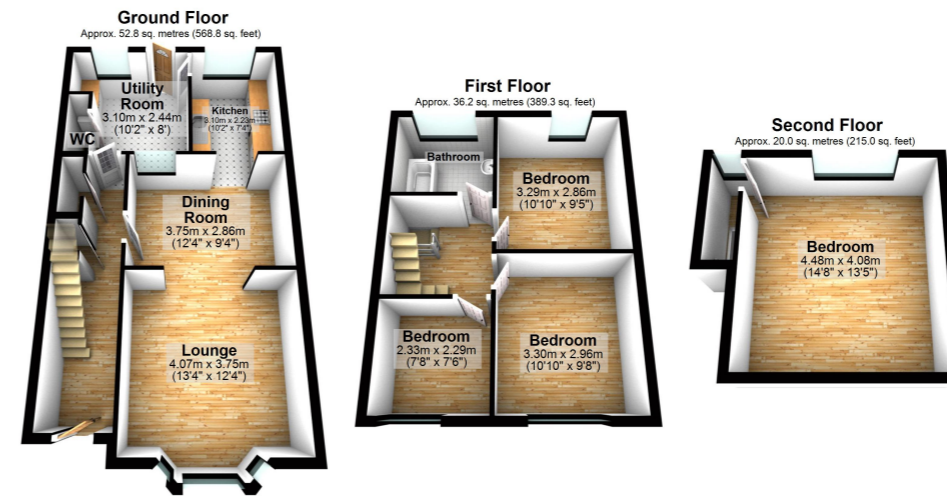
This great home offers someone a great canvas, but it won't be around long so call now to view!

Council Tax Band: C

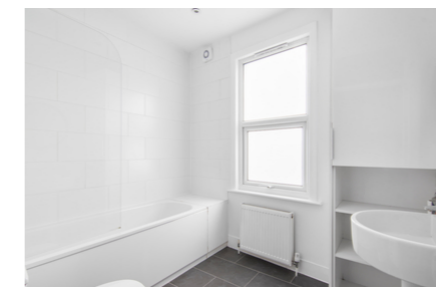
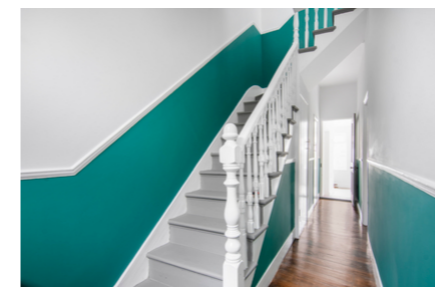
196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W [astonfox.com](http://astonfox.com)

### What the owner says...

While this was an investment for us, it has been lovingly used as a family home for many years. The area is fantastic with everything being so close by.



Total area: approx. 109.0 sq. metres (1173.1 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

**Reception One**  
14' 10" x 12' 4" (4.52m x 3.76m)

**Reception Two**  
12' 7" x 9' 4" (3.84m x 2.84m)

**Kitchen**  
10' 3" x 7' 8" (3.12m x 2.34m)

**Utility**  
10' 1" x 9' 1" (3.07m x 2.77m)

**Cloakroom / W/C**  
5' 1" x 2' 0" (1.55m x 0.61m)

**Garden**  
32' 7" (9.93m)

**1st Floor**  
**Bedroom One**  
10' 2" x 10' 10" (3.10m x 3.30m)

**Bedroom Two**  
10' 10" x 9' 2" (3.30m x 2.79m)

**Bedroom Three**  
7' 6" x 7' 7" (2.29m x 2.31m)

**Bathroom**  
8' 6" x 6' 8" (2.59m x 2.03m)

**2nd Floor**  
**Bedroom Four**  
14' 6" x 13' 2" (4.42m x 4.01m)

