

64 Chesterford Road, Manor Park, London. E12 6LB.

Transport Information

0.8 Miles to East Ham District, and Hammersmith and City line station which is a 15 minute walk, 0.8 Miles to Manor Park station for the Elizabeth Line, and a plethora of buses taking you throughout the borough and beyond.

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?

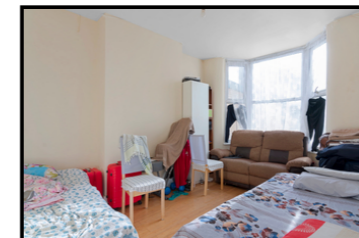
If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.



PRICE
£525,000
To
£550,000

- **Three Bedroom Terraced House**
- **Large Garden**
- **Two Reception Rooms**
- **Fantastic Location**





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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 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 two spacious reception rooms, kitchen and large garden. 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.

For transport links Manor Park and Ilford stations, both are Overground and Elizabeth line stations and about 15 minutes walk away.

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.

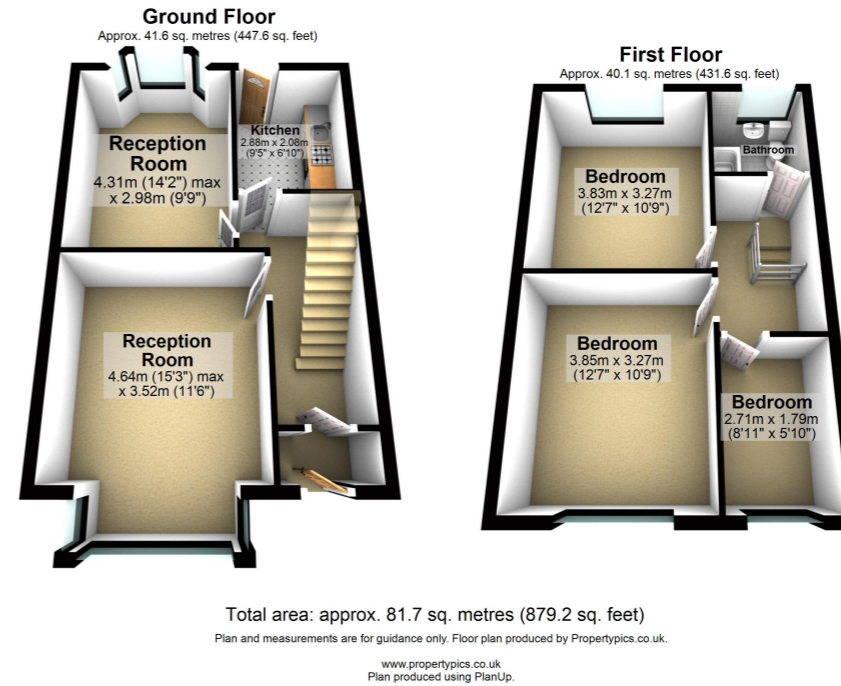
Also located close by the property is High Street North which is a hive of activity and local amenities, where all the major high street brands can be found and two supermarkets within walking distance. Schooling is also good in the area, both primary and secondary schools with good Ofsted ratings and 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

What the owner says...

This property is in a prime area of Manor Park next to Little Ilford School which all my children attended. It has a great community spirit and I have recently renovated the property. It can be used as a great family home or buy to let opportunity. All your shopping needs are within walking distance and the new Elizabeth Line is close by!



Accommodation

Reception Room

15' 01" x 10' 04" (4.60m x 3.15m)

Reception Two

14' 07" x 10' 03" (4.45m x 3.12m)

Kitchen

9' 02" x 6' 05" (2.79m x 1.96m)

Garden

59' 0" (17.98m)

1st Floor

Bedroom One

12' 5" x 10' 8" (3.78m x 3.25m)

Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m)

Bedroom Three

8' 9" x 5' 9" (2.67m x 1.75m)

Bathroom

5' 8" x 5' 9" (1.73m x 1.75m)

