



Lawrence Avenue Manor Park, E12

A MUST LOOK.....EXCELLENT CONDITION, F/F BATH/WC

We are pleased to offer for sale, this good condition four bedroom end of terrace house, situated in prime location of Manor Park directly off Church Road within 10 minutes walk to Ilford station & local shopping and transport facilities. Benefiting from: large through lounge, utility room, fitted kitchen, ground floor shower room, first floor bathroom, double glazing, gas central heating (untested), large rear garden and good condition throughout. Ideal family home, early viewing highly recommended.

Offers in Excess

£469,995 freehold



Entrance:- Via front garden leading to double glazed porch sliding door to front door, to:-

Further internal hallway leading to

Large Through Lounge: 26'8"x 10'6'
Double glazed square bay window to front aspect, high ceilings, radiator, power points and carpet to remain

Kitchen: 9'5' x 6'62'
Laminated flooring, part tiled walls, wall and base mounted units with roll top work surface incorporating sink with mixer tap and side drainer, gas cooker with hob, double glazed door to:

Utility Area: 8'6' x 7'1'
Base mounted wall units, plumbing for washing machine, double glazed door to rear garden, radiator, power points and French doors to

Bedroom One: 9'7' x 8'6'
Double glazed bay window to the rear aspect, radiator and carpet to remain.

En Suite:
Pedestal sink with taps, part tiled walls, shower cubicle and double glazed window to rear aspect



First Floor Landing
Access to loft, doors to:

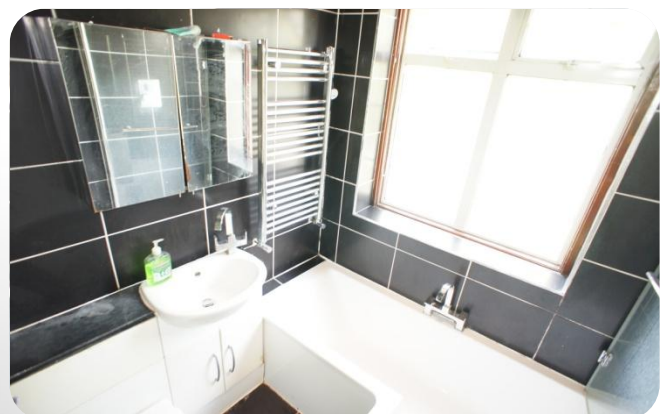
Bedroom Two: 12'7' x 10'7'
Square double glazed bay window to the front aspect, radiator and carpet to remain.

Bedroom Three: 10'8' x 10'1'
Double glazed window to the rear aspect, radiator and carpet to remain.

Bedroom Four: 8'8' x 6'4'
Double-glazed window to front aspect, radiator and carpet to remain.

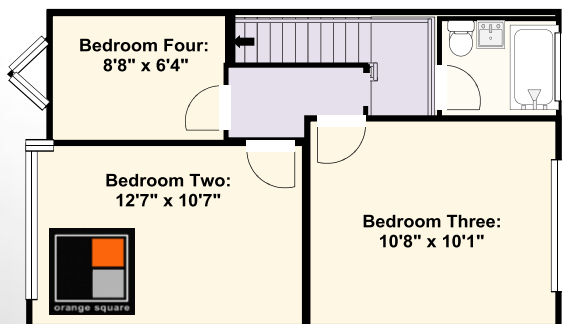
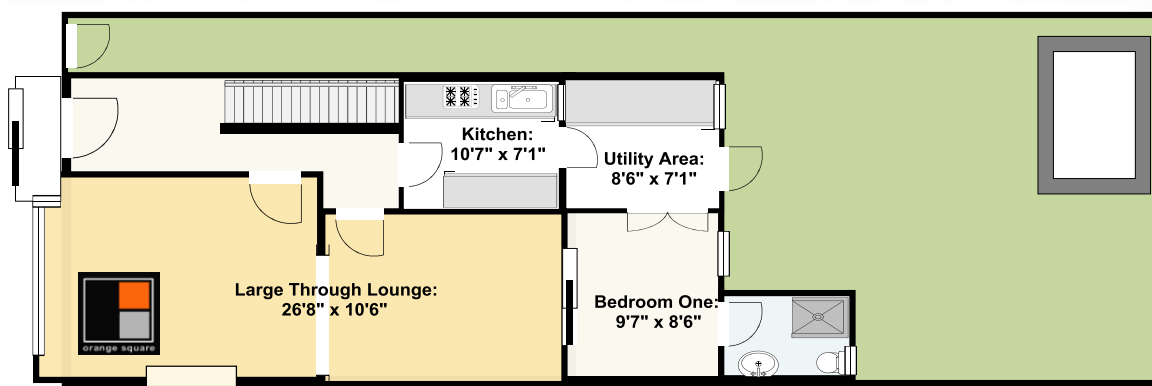
Bathroom:
Tiled to the ceiling, 3 piece suite bathroom, extractor fan, double glazed window to the rear and wall mounted heater.

Rear Garden 40 ft
Landscaped with side access to front garden



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