



Four Bedroom | End Of Terrace | Loft & Rear Extended | Modern Fully Fitted Kitchen | Elizabeth Line | Gated Off Street Parking | Arranged Over Three Levels | Close To Manor Park Station & Romford Road



TOTAL FLOOR AREA: 1578 sq ft (146.6 sq m) approx.
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of actual dimensions shall prevail and any error shall be the responsibility of the client. The agent does not warrant, represent or guarantee the accuracy of the information provided. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.



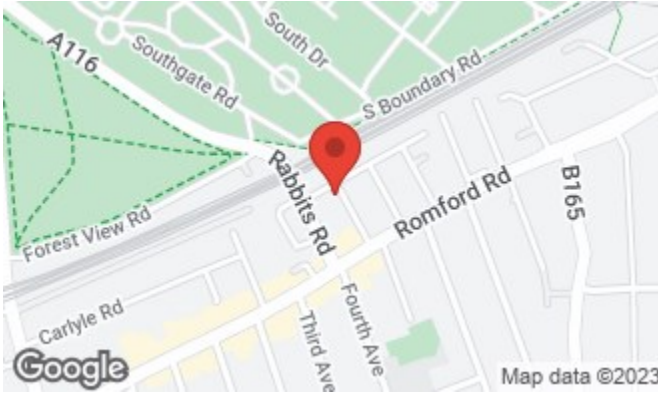
Michigan Avenue, Manor Park, E12 5JD

Guide Price £625,000 Freehold

Energy Efficiency Rating	
Current	Potential
71	85

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Four Double Bedroom
 Loft & Rear Extended
 Modern Fully Fitted Kitchen
 Elizabeth Line
 Gated Off Street Parking
 Arranged Over Three Levels
 Close To Manor Park Station & Romford Road
 Council Tax Band C



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Churchill Estates are delighted to offer this well presented, four double bedroom end of terrace house.

Situated within walking distance to the highly anticipated Elizabeth Line, which stretches for more than 100km from Reading to Heathrow in the west, through central tunnels across to Shenfield and Abbey Wood in the east.

The ground floor of this well-maintained family home comprises of a spacious living room with feature bay window offering an abundance of natural light throughout, a stunning contemporary fully fitted kitchen with integrated appliances, plenty of cupboard space and feature centre island - ideal for entertaining. Substantial storage room ideal for a home office or utility space, separate pantry and a downstairs W/C.

Moving to the first floor, you find three generous double bedrooms with the primary room offering another bay window, fitted wardrobes and a fully tiled en-suite. A modern family sized four-piece bathroom suite, a spacious landing with built in storage cupboard. The top floor boasts a further double bedroom, a second ensuite and integrated eaves storage throughout.

Further benefits include a secluded southwest facing rear garden, the option of gated off street parking to the rear via Washington Avenue, double glazing and gas central heating throughout. All whilst being within walking distance to Manor Park Station and Romford Road offering an abundance of amenities such as bars, restaurants, cafes and supermarkets.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

