



Lawrence Avenue, Manor Park, E12 5QP

Offers In Excess Of £475,000

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**** TERRACED HOUSE OFFERED CHAIN FREE WITH GREAT POTENTIAL IN MANOR PARK ****

VIRTUAL TOUR ONLINE

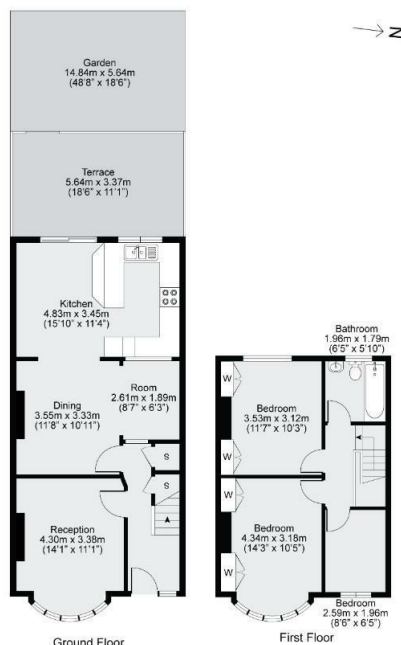
OC Homes are delighted to offer this three-bedroom terraced house to the sales market, ideally situated within walking distance of Manor Park Station (Elizabeth Line). The property is coming to the market for the first time in 40 years and is the perfect project home with lots of scope for development. A period house on a sought-after, tree-lined street in Manor Park, the property is ideal for buyers looking for a traditional terraced house in a superb location to put their stamp on.

Accommodation comprises; Ground Floor - front garden, entrance hallway, reception room, dining room, utility room, sizeable kitchen / diner, and a good size rear garden. The first floor comprises three bedrooms, three piece bathroom, and access to a sizable loft that has the potential to be converted to a fourth bedroom with en suite bathroom (STPP). This property is sure to attract a lot of interest so to arrange a viewing please call the OC Homes sales team now.

- CHAIN FREE
- EXCELLENT TRANSPORT LINKS
- SCOPE FOR DEVELOPMENT
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME
- CALL OC HOMES NOW

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



GROSS INTERNAL AREA
106.0sqm / 1141.0sqft

TOTAL STORAGE SPACE
3.6sqm / 38.7sqft

OPTIONAL STRUCTURAL LOADS
102.0 sqm / 1099.0sqft

RESTRICTED FLOOR HEIGHT
2.00m / 6'6"



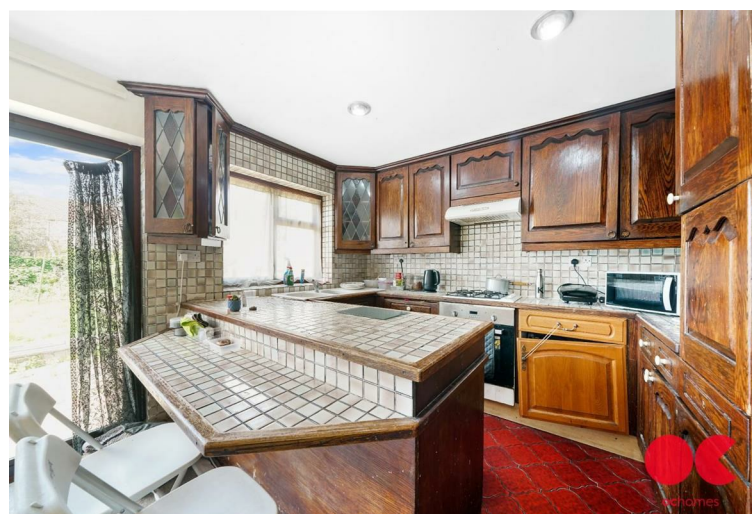
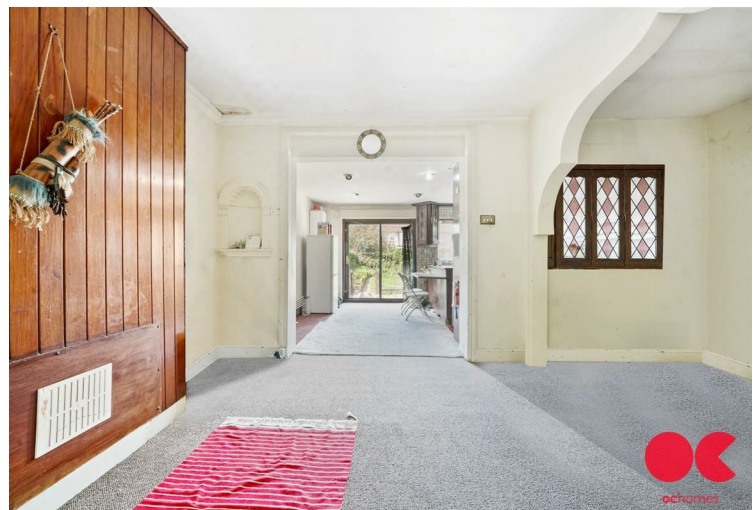
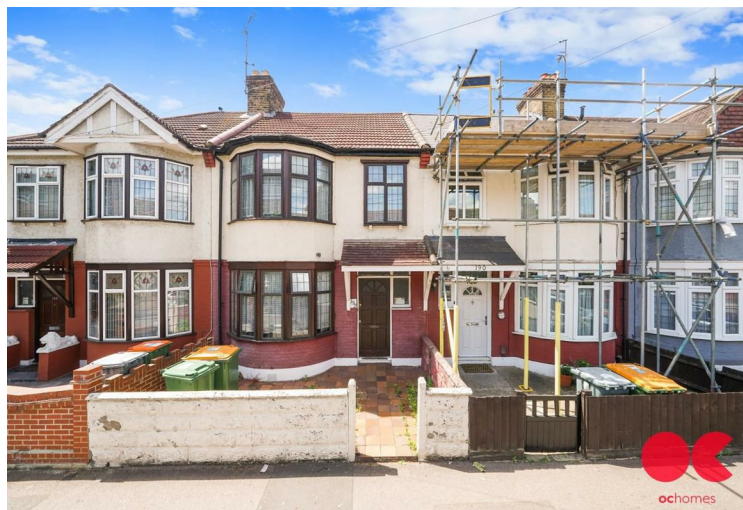
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	69
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	68
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.