

86 Old Church Road  
Chingford  
E4 8BX

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## Manor Farm Drive, E4 6HJ



**Offers In Excess Of £450,000 Freehold**





Nestled in the charming area of Manor Farm Drive, London, this delightful post-war house end of terrace house offers a perfect blend of modern living and classic comfort. With two well-proportioned bedrooms.

As you enter, you are welcomed by a spacious reception room adorned with beautiful wood stripped flooring, creating a warm and inviting atmosphere. There is a fitted kitchen to the rear. on the first floor you have 2 bedrooms and The contemporary bathroom has been thoughtfully designed.

One of the standout features of this home is the main bedroom, which boasts a unique mezzanine area. This versatile space can be transformed into a study, perfect for those who work from home, or a cosy cot room for young children, making it a practical choice for various lifestyles.

The property also benefits from a landscaped garden, offering a serene outdoor space for entertaining. With side access to the garden. Additionally, the house is equipped with gas central heating and double-glazed windows, ensuring comfort and energy efficiency throughout the year.

This charming house on Manor Farm Drive is not just a home; it is a lifestyle choice, combining modern amenities with a peaceful setting. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy the best of London living. Call now to view 02085247444

Mobile (based on calls indoors)  
O2 Good  
EE Average  
Three Average  
Vodafone Good

Broadband (estimated speeds)  
Standard 9 mbps  
Superfast 69 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### ENTRANCE HALL

**LOUNGE 13'10" x 10'3"**

**KITCHEN 6'8" x 14'9"**

#### LANDING

**BEDROOM 9'10" x 11'6"**

**BEDROOM 10'9" x 9'0"**

**BATHROOM 5'7" x 5'2"**

#### DISCLAIMER

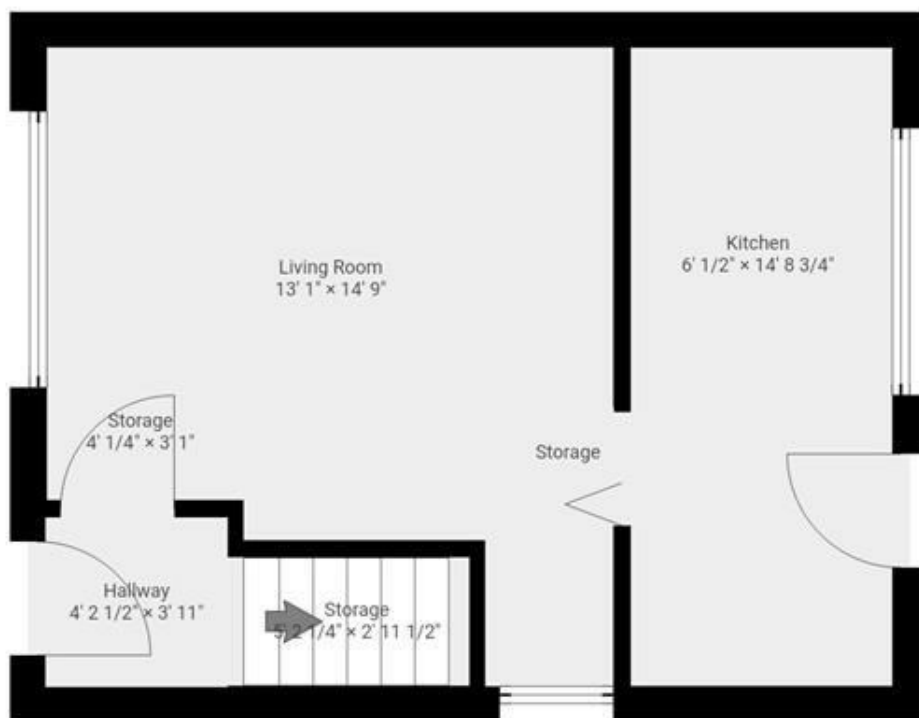
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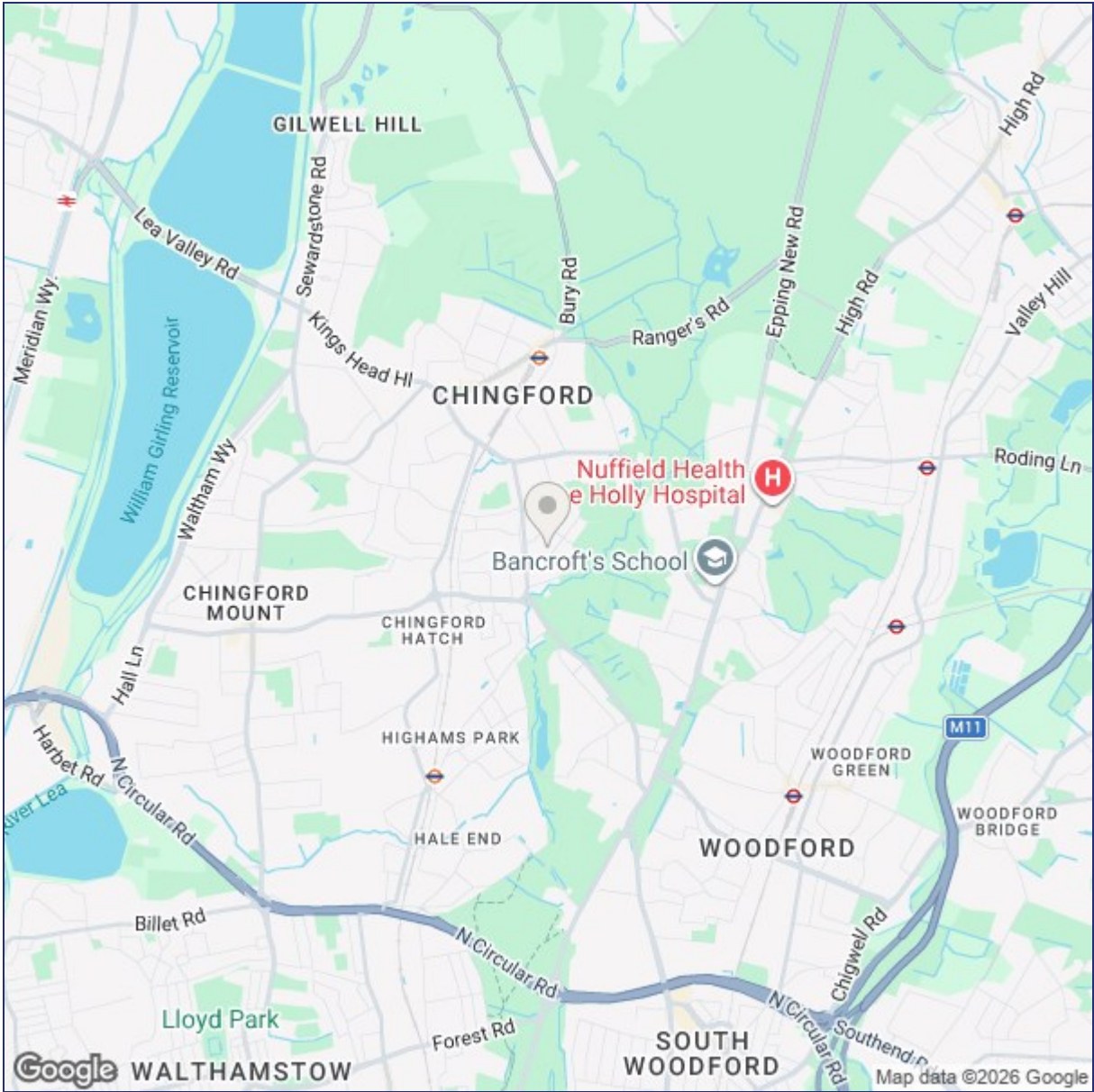
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("These details are correct at time of going to press").

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