

## NINE ACRES CLOSE, MANOR PARK Offers In Excess Of £550,000 Freehold 3 Bed House - Terraced



### Features:

- Victorian Terraced House
- Three Bedrooms
- Upstairs Family Bathroom + Downstairs WC
- Open Plan Kitchen/ Dining Area
- Close to Manor Park & Woodgrange Park Stations
- Easy Access to Wanstead Flats
- Well Presented
- Period Features
- Landscaped Rear Garden
- Quiet Residential Cul-De-Sac

A characterful three-bedroom Victorian terrace, tucked away on a quiet residential cul-de-sac close to Manor Park and Woodgrange Park stations, with Wanstead Flats within easy reach for weekend walks, runs and big skies.

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### IF YOU LIVED HERE...

Step inside and you'll find a home that feels warm, personal and well cared for, with period details adding plenty of charm. The front reception is a lovely space to settle into, with a bay window, fireplace and rich wall colour creating a cosy, considered feel.

To the rear, the open-plan kitchen and dining area has been arranged with everyday living in mind. There's space to cook, eat and gather, with bright finishes, playful colour and doors leading straight out to the garden. A downstairs WC adds a useful touch of practicality.

Upstairs, you'll find three bedrooms, each with its own sense of character, along with a family bathroom. The landscaped rear garden feels wonderfully tucked away, with seating areas, mature planting and space to enjoy long lunches outside when the weather plays along.

### WHAT ELSE?

Wanstead Flats is close by for greenery, fresh air and peaceful weekend wandering. Manor Park and Woodgrange Park stations are both within easy reach. The house is beautifully placed for the independent shops, cafes and everyday amenities of the local area.

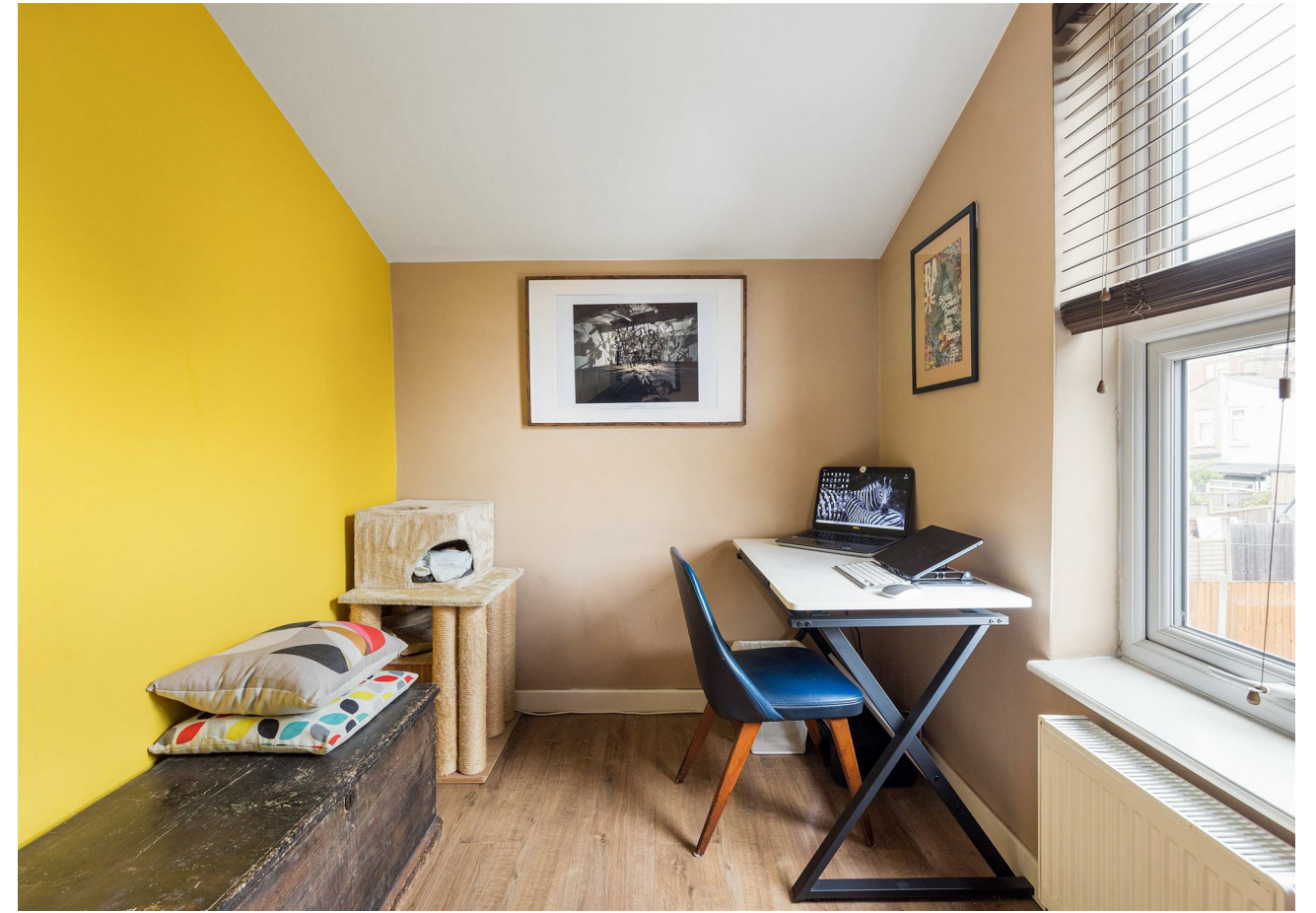


### A WORD FROM THE OWNER...

"I've been in this home for 10 years. It's the longest I've stayed in any home, which says a lot about how easy it is to live here. The house works equally well for quiet mornings as well as having friends and family over. Especially as the space is extended outside to the garden. Dappled sunlight through the trees hits the front of the garden in the morning, a calm way to start the day. In the evening the sun moves to the back of the garden. Perfect to unwind after work. There's also lots of green space outside the house: Wanstead Flats, Little Ilford Park and my favourite, Plashet Park. In the evenings, The Golden Fleece overlooks the Flats and is a great spot for watching the sunset with a drink. The area is also well connected for shopping. Ilford and East Ham are a 10 minute walk away. Westfield Stratford is 10 minutes away on the Elizabeth line. And, since the Elizabeth line opened, central London is only 20 minutes from Manor Park Station. Overall, this has been a home that combines peace, greenery and convenience in a way that's hard to find in London."

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**Reception Room**

12'4" x 10'2"

**Reception Room**

13'3" x 10'5"

**Kitchen**

12'5" x 9'6"

**Downstairs WC**

**Bedroom**

13'1" x 10'2"

**Bedroom**

10'4" x 9'8"

**Bathroom**

6'11" x 5'6"

**Bedroom**

9'10" x 6'11"

**Garden**

39'4"



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