

MORRIS AVENUE, MANOR PARK

Offers In Excess Of £595,000 Freehold

5 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Five Bedrooms & Two Bathrooms
- Open Plan Kitchen-Diner
- Fantastic Curb Appeal with Double Bay Window
- Walking Distance to Manor Park & Woodgrange Park Stations
- Modernised & Well Presented
- Abundance of Natural Light
- Through-Lounge

This bright and welcoming five-bedroom home sits in a handsome Victorian terrace, just a short walk from Wanstead Flats. You're also within fifteen minutes of both Manor Park station on the Elizabeth Line, Woodgrange Park station on the Suffragette Line and East Ham on the District Line, so getting around couldn't be easier.

Inside, you've got 1,525 sq ft of space that feels open, well-balanced, and full of natural light. The open-plan kitchen/diner is the kind of spot that works just as well for weeknight meals as it does for gathering friends, while the converted loft adds extra flexibility — whether that's more bedrooms, a home office, or a quiet escape away from it all.

Surrounded by the green open spaces of Wanstead Flats, Plashet Park and Little Ilford Park, this is a home that combines city convenience with plenty of room to breathe.

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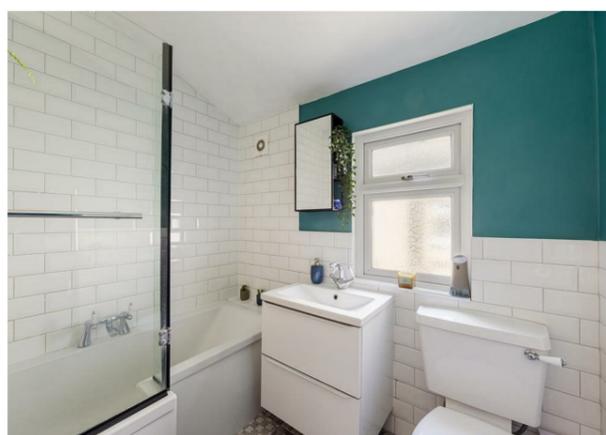
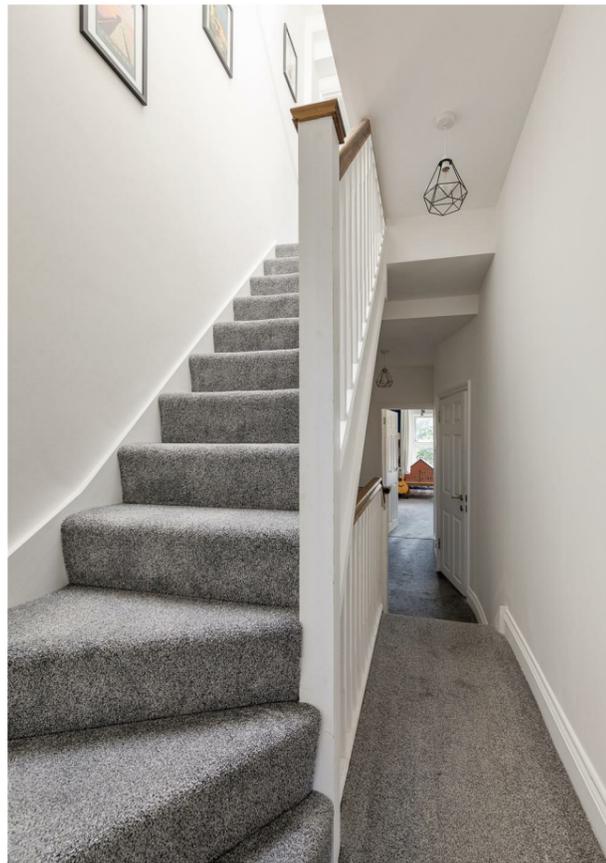
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IF YOU LIVED HERE...

Step inside and you're greeted by a generous, light-filled through-reception room. Stretching over 24 feet, it's a versatile space for both relaxing and entertaining. Sunlight pours in through the bay window at the front, while a glazed door at the rear opens onto the side return, keeping the whole room bright throughout the day.

The kitchen/diner unfolds into a sociable, double-aspect space with cream shaker cabinetry, rich wooden worktops and a large Belfast sink. A built-in breakfast bar keeps things sociable and offers a perfect perch for quick meals or a coffee break, while a chef's double oven and gas hob make cooking a joy for keen hosts.

Step outside and you'll find a 49-foot, southwest-facing garden – a real suntrap. A paved patio immediately off the kitchen is made for long summer evenings and al fresco dining. Established greenery frames the lawn, with several large rosemary bushes adding both year-round greenery and fragrance.

Upstairs on the first floor, you'll find three well-sized double bedrooms, each with easy-care wood-effect flooring. The largest mirrors the bay window below, bringing character and light to the space. The family bathroom is bright and fresh, pairing white fittings with teal walls, a generous bath-and-shower combination, and vintage patchwork floor tiles.

Climb again to the converted loft, where two more bedrooms await, both with luxurious soft carpeting underfoot, making stepping out in the mornings just that little

bit easier. The larger features twin Velux windows and plenty of under-eaves storage. Between them sits a striking contemporary shower room, styled with a walk-in crittall-style screen, monochrome palette, large-scale patterned tiled flooring, and a sleek black radiator and matching fittings.

This is a thoughtfully designed home, full of character and flexibility – ready to adapt to family life, entertaining, or simply enjoying a little more breathing space.

WHAT ELSE?

- Effortlessly connected to tube stations, bus routes, and cycling paths, ensuring seamless travel into the City and beyond.
- Nature lovers will adore the nearby green spaces, including the vast and scenic Wanstead Flats- perfect for morning jogs, weekend picnics, or simply unwinding in the fresh air.
- When it's time for some retail therapy, Westfield Stratford City, Europe's largest shopping mall, is just around the corner with all your favourite brands under one roof. Movie buffs will love the choice of its 20-screen cinema complex, too.



A WORD FROM THE EXPERT...

"Manor Park is a unique, eclectic area, packed with Victorian tree lined streets. There's a choice of great gastro pubs like TheForest Tavern and The Golden Fleece and to the north of the area, opens up to the green space of Wanstead Flats, a serene getaway leading away from the hustle and bustle of urban life up into Epping Forest. Wanstead Park itself, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes – a great place to relax, exercise and soak up some local history. The area also offers a vast array of transport links such as the Overground and Tube, and this has recently been vastly improved with the Elizabeth Line opening, offering swift transport across Central London and even out to Heathrow Airport."

JOSEPH EARNSHAW
E12 BRANCH MANAGER

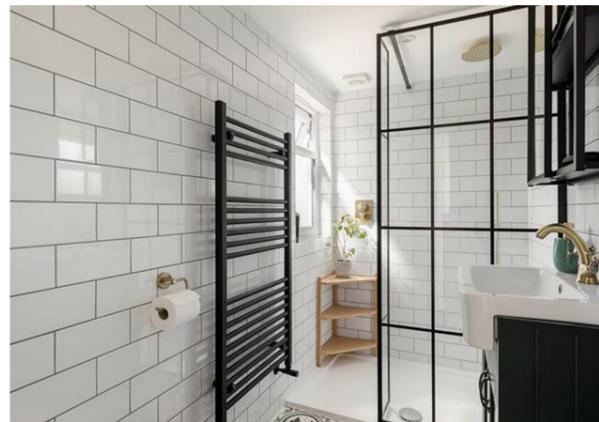
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Reception Room
24'6" x 11'0"

Bedroom
14'11" x 13'1"

Kitchen / Dining Room
22'2" x 10'8"

Bedroom
10'2" x 8'1"

Bedroom
14'8" x 10'8"

Shower Room
7'11" x 5'4"

Bathroom
7'1" x 6'1"

Bedroom
13'6" x 12'10"

Bedroom
11'0" x 9'6"

Eaves Storage

Garden
49'2"



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