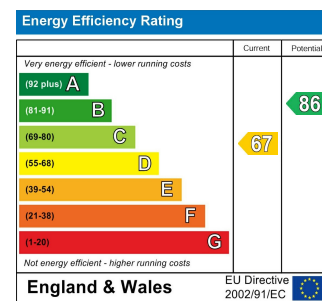
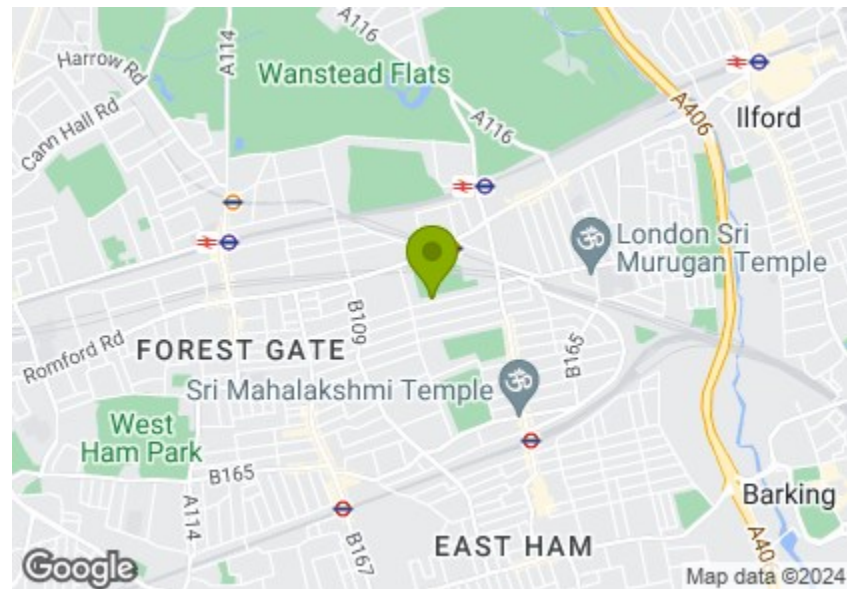




Total Area: 87.0 m² ... 937 ft²
All measurements are approximate and for display purposes only.



SHERRARD ROAD, MANOR PARK Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- Three Bedroom Period House
- Beautiful Wood Flooring Throughout
- Bay Fronted Reception Room
- Shutters to the Front Windows
- Private Zoned Garden with Lawn and Patio
- Bespoke Eat In Kitchen
- Built in Wardrobes
- Moments to the Overground and Elizabeth Lines

A delightful, three double bedroom, terraced family home, with plenty of original period features and bespoke carpentry throughout. You also have a private garden, are close to transport links and handy for the meadows of Wanstead Flats.

With your loft space so far unexplored, you have scope to follow your neighbours' lead and add your own whole new storey (subject to the usual permissions).

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E11, E7, E12 & E15
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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

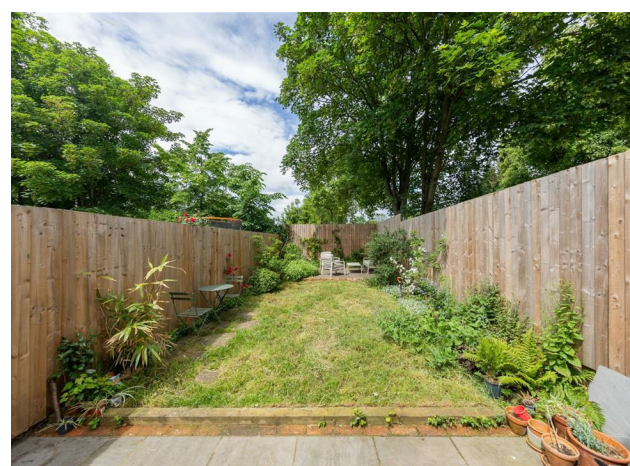
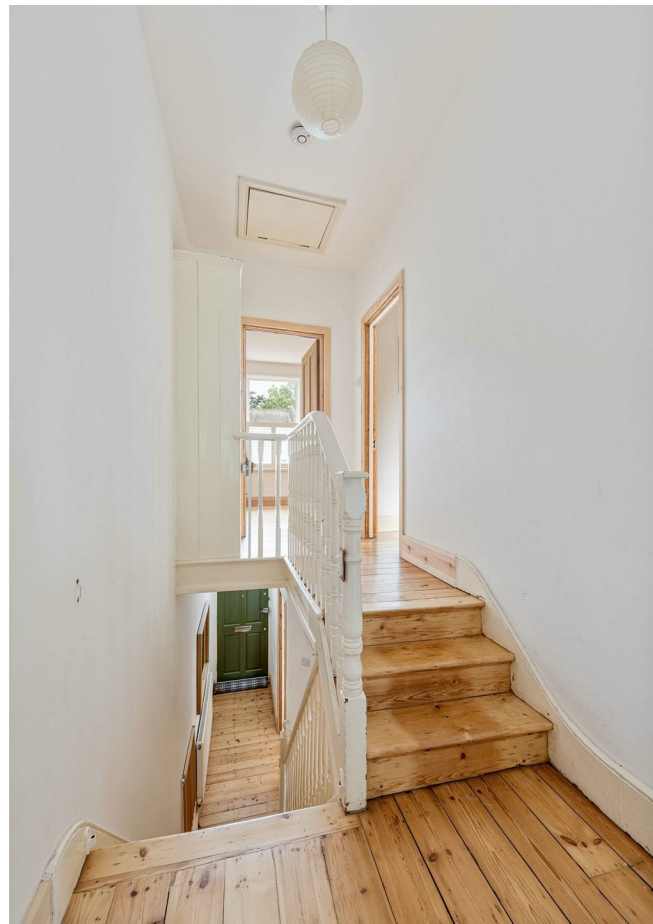
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
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0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

Your enormous, 245 square foot, reception room has blonde timber hardwood underfoot, running throughout your whole home, with matching skirting and dado rail trim. Natural light pours in through the bistro shuttered timber sashes in the bay window and a French door to the rear leads you into your lengthy private garden, with a secluded courtyard to the rear and plenty of green lawn and border foliage. Back inside you'll find convenient purpose built stairwell storage in your entrance hallway, before stepping through into your bespoke handcrafted kitchen.

In here, dual aspect windows offer garden views, and dark cherry countertops frame smooth hardwood cabinetry and a sleek integrated chef's oven. Heading upstairs you'll find a generous family bathroom, with glossy white tiling featuring emerald green borders. There's also a smoky grey vanity unit and chrome fixtures and fittings, with shower over the tub. Newly installed timber sash windows brighten each of your three bedrooms and your principal sleeper also has more of those elegant bistro shutters. Your first and second second sleepers have custom made hardwood wardrobes and the third bedroom has tranquil garden views.

For long relaxing walks and exhilarating bike rides, the Forest Drive entrance to Wanstead Flats is only a fifteen minute walk or five minute cycle from your door. Follow the trails across the grasslands, past Jubilee Pond, and you'll arrive at much loved Winchelsea Road. From the tasty craft ales at Pretty Decent Beer Company's Forest Gate Taproom, to the family friendly Can Club cafe and artisanal baked goods of Wild Goose Bakery, there's something for every family member to enjoy in this vibrant social hub. On your way back home its worth a visit to The Golden Fleece, a family friendly gastropub with a great beer garden sitting opposite the Capel Road entrance to Wanstead Flats.

WHAT ELSE?

- There's a whole host of great schools nearby. Thirty one of the primary and secondary schools within a mile radius of your home have been rated as 'Outstanding' or 'Good' by Ofsted.
- On date night, take a ten minute stroll along Romford Road to the intimate Elvet Steakhouse on Romford Road, where you can dine on prime cuts of steak, fresh fish of the day and some amazing mocktails.
- Your door to door journey through to London Liverpool Street takes just thirty minutes, using the fast Elizabeth line from nearby Manor Park station. And just moments from your door you'll find Woodgrange Park station, where you can catch direct Overground trains to Leyton, Walthamstow and Blackhorse Road.



A WORD FROM THE OWNER...

"Sherrard Road has been a great first home for us and we've lovingly renovated the house from top to toe.

One of our favourite spots in the house is our garden, which blooms throughout the year and has an expansive & peaceful vibe to it.

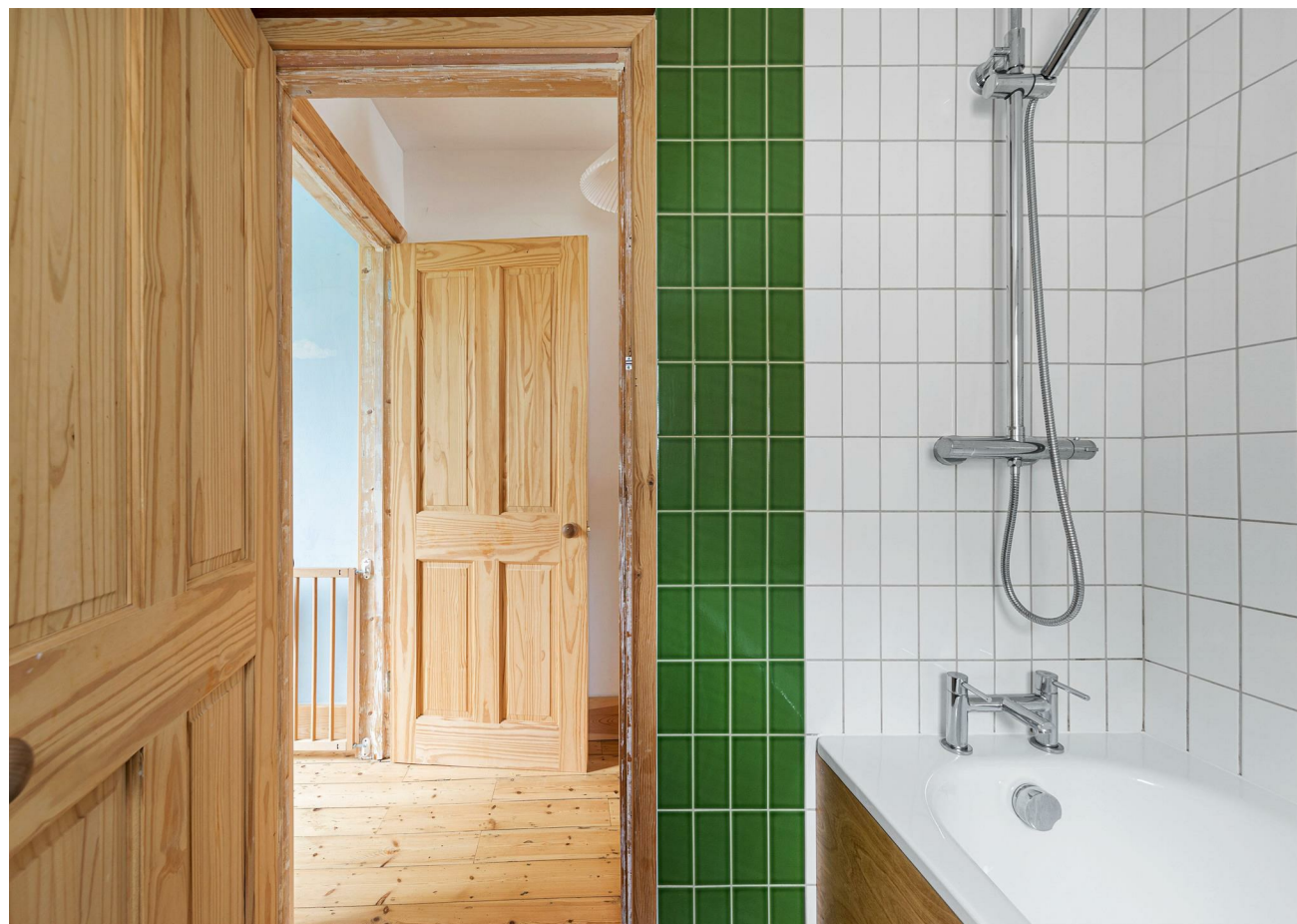
The Elisabeth Line is 12min on foot, or a short bus ride away. Getting into central London under 30min has been a game changer and encouraged us to make use of the city.

We feel really lucky having had the expansiveness of Wanstead flats on our doorstep, perfect for happy dogs.

Weekends we often hang out at local musts such as Wild Goose or Tromso bakery, Joyaeu for natural wines and fancy food. Newly opened gym e7 movement in the arches is great for kids and adult classes also.

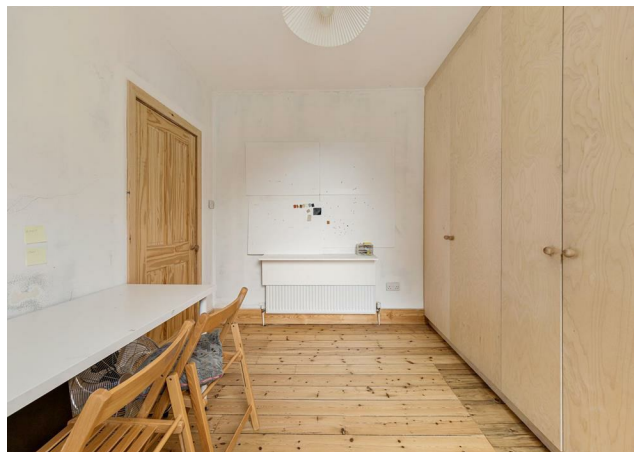
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Reception Room

24'4" x 10'10"

Kitchen

13'1" x 9'1"

Bedroom

15'1" x 11'1"

Bedroom

10'11" x 9'6"

Bathroom

6'4" x 5'7"

Bedroom

9'2" x 6'5"

Garden

42'7"



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