



## DERSINGHAM AVENUE, MANOR PARK, E12

£450,000 Freehold

Full Refurbishment Required | Three Bedroom End Of Terrace House | Side Access | Potential To Extend (STPP) | Two Reception Rooms | Kitchen | First Floor Bathroom | 75' Rear Garden | No Onward Chain | Close To Manor Park Station (Elizabeth Line)

- Three Bedroom End Terrace House
- Full Refurbishment Needed
- No Onward Chain
- Potential To Extend (Subject To Planning Permission)
- Side Access

This three-bedroom end-of-terrace house offers an exciting opportunity for buyers looking to create a home tailored to their own taste.

Requiring full refurbishment throughout, the property presents excellent potential to extend (subject to the necessary planning permissions).

The ground floor features two reception rooms and a separate kitchen, providing flexible living and entertaining space. Upstairs, there are three bedrooms and a first floor bathroom.

Externally, the property benefits from side access and an impressive 75-foot rear garden, offering ample outdoor space with scope for landscaping or further development (STPP).

Offered with no onward chain, the home is conveniently located within easy reach of Manor Park station, providing excellent transport links via the Elizabeth Line, as well as local amenities, schools, and parks.

An excellent opportunity to acquire a property with significant potential in a well-connected location.

Council Tax Band: D

Tenure: Freehold

Garden details: Rear Garden

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

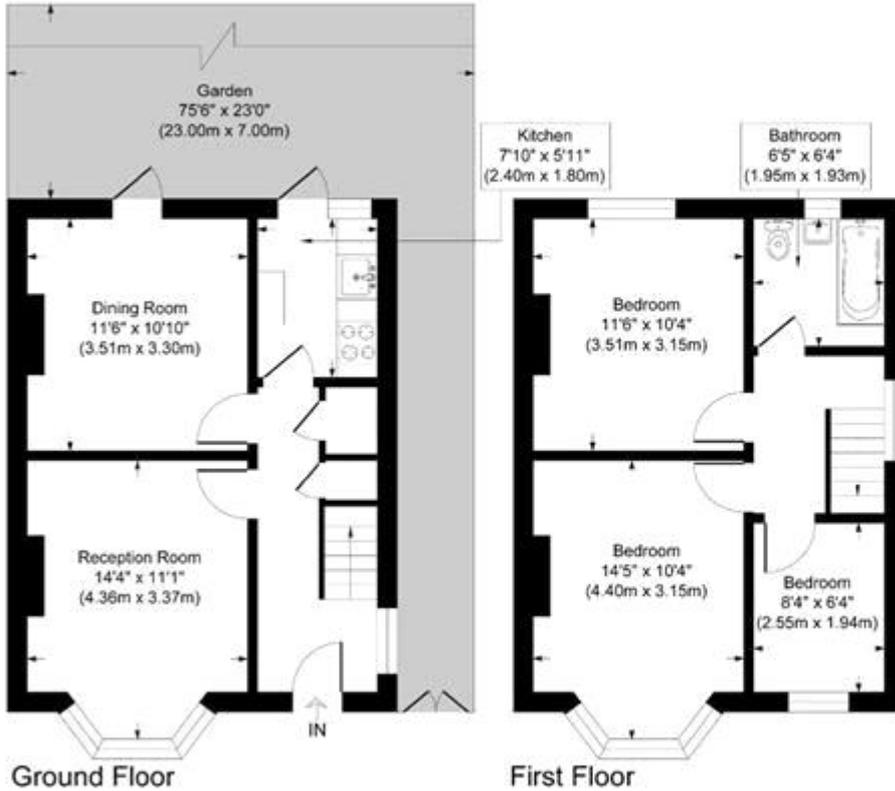
The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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**£450,000** Freehold



## Dersingham Avenue

Approximate Gross Internal Area  
 Ground Floor = 38.7 sq m / 417 sq ft  
 First Floor = 38.7 sq m / 417 sq ft  
 Total = 77.4 sq m / 834 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		<b>82</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.