0208 520 0033
helloe17@central-estates.co.uk

179 Hoe Street
London
E17 3AP

**central-estates.co.uk**

# Manor Road
# Walthamstow E17 5RY

Terraced Freehold House

Asking Price £650,000










Offered with no onward chain, this welcoming three-bedroom house combines bright living spaces, a modern fitted kitchen and a 56ft landscaped garden. Offering approximately 794 sq. ft. across two floors, it is a lovely family home with potential to extend and grow. Beyond the entrance porch, the hallway leads to a separate front dining room, offering a comfortable setting for family meals and entertaining. To the rear, the reception room connects directly to the kitchen, creating an easy flow between the living spaces and giving flexibility to arrange the ground floor around your lifestyle. The modern fitted kitchen features streamlined cabinetry, generous worktop space, a built-in oven and gas hob, with a rooflight bringing in additional natural light. A glazed door opens onto the garden, making outdoor dining easy during the warmer months. A useful utility area sits separately off the reception room, alongside the ground-floor bathroom, which is finished with contemporary tiling, a bath with an overhead shower and a vanity unit. Upstairs, the principal bedroom spans the front of the house, with built-in cupboards providing useful storage. Two further bedrooms overlook the rear, offering space for children, guests or a home office, while a separate WC adds everyday convenience. Stretching approximately 56ft, the landscaped rear garden is a particular highlight. Paved seating areas and pathways sit alongside beds ready for planting, providing plenty of scope to add your own greenery and create a welcoming outdoor retreat. A shed at the far end offers handy storage for garden tools and equipment. The potential to convert the loft into a top-floor master suite with its own en-suite bathroom (STPP), adds an exciting opportunity to adapt the home as your family grows.

Set in the welcoming neighbourhood of Higham Hill, Manor Road is well placed for local parks, primary schools and a growing choice of independent places to eat and drink. Blackhorse Road station is within walking or cycling distance, providing Victoria Line connections into the City and West End, alongside Suffragette Line services between Gospel Oak and Barking Riverside. For families, Whittingham Primary Academy is particularly close by on Higham Hill Road, while Roger Ascham Primary School on Wigton Road offers another nearby option. There is plenty to enjoy near home, with everyday shops along Higham Hill Road and The Tavern on the Hill offering a handy neighbourhood spot for catching up with friends. The Blackhorse Beer Mile adds a wider choice of taprooms and social spaces, including Big Penny Social for food, drinks and events. Higham Hill Park is just a short stroll away, with a café, children's play areas, tennis and basketball courts, and open space for relaxed afternoons outdoors. Cheney Row Park offers further opportunities for play, with a BMX track and table tennis, while Walthamstow Wetlands is within easy reach for waterside walks and wildlife spotting.

**1 Mile**

**1**

**Garden**

**3**

**Permit Parking**

**2**

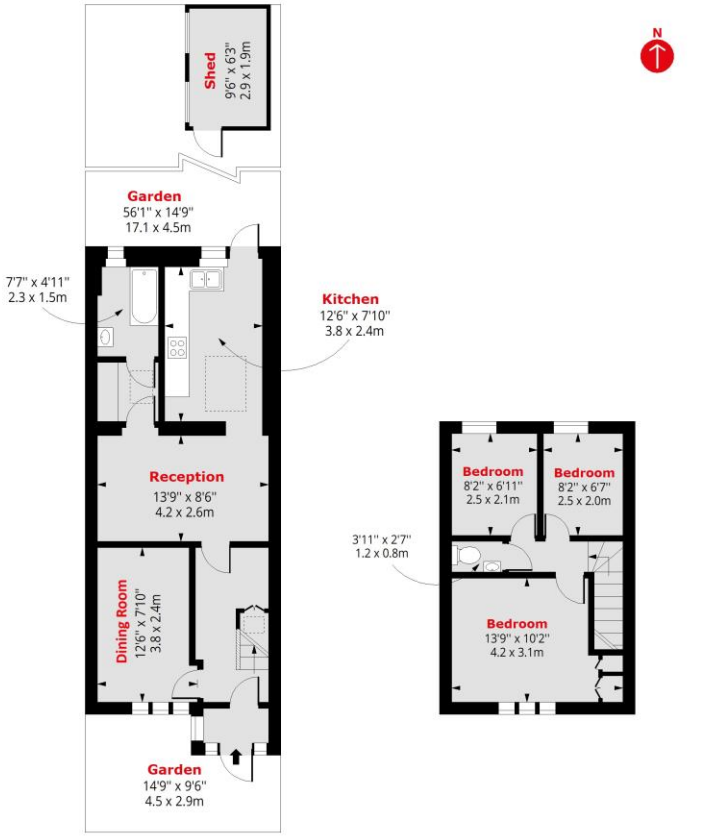
## Ratings

| | |
|---|---|
| Energy Efficiency Rating | **72** |
| Council Tax Band | **C** |

## Floor Plans

**Manor Road E17**

Approx. Gross Internal Area 794 Sq Ft - 73.76 Sq M
Approx. Gross Shed Area 59 Sq Ft - 5.48 Sq M




**Ground Floor**
Floor Area 496 Sq Ft - 46.08 Sq M

**First Floor**
Floor Area 298 Sq Ft - 27.68 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 31/10/2026