



**378 Stone Road
London, E12 6TN
Offers in excess of £500,000**

Situated in Manor Park, this spacious three-bedroom family home offers generous living accommodation throughout.

Upon entering, you are welcomed by a hallway providing access to all ground-floor rooms, with storage under the stairs and stairs leading to the first floor. The through lounge is exceptionally spacious and features a large bay window to the front, flooding the room with natural light. The décor neutral, and the layout offers ample space for both living and dining areas. Further along the hallway is the bathroom, fitted with a panelled bath, washbasin and low-level W/C. To the rear of the property, the kitchen incorporates white cabinetry at both eye and base level, along with a washing machine and fridge freezer. A door leads to the side return, which provides additional space for a dining table and chairs. The rear garden is a blank canvas, measuring approximately 32'0 in length with an additional 20'0 side space.

Ascending the stairs to the first floor, you will find access to all bedrooms each a generous size with ample space for wardrobes and furnishings. All rooms benefit from natural light, grey fitted carpets, and neutral white-washed décor. There is also access to a well-appointed W/C on this level. The property offers scope for a loft extension to create an additional bedroom and bathroom, subject to planning permission.

Strone Road is set within close proximity to many great amenities, including Manor Park's Elizabeth line, Woodgrange Park's Suffragette line and East Ham (District & Hammersmith and City), giving you speedy access to north and central London. The local area offers plenty for families. It is within the catchment area for Ofsted outstanding schools and provides numerous options for nurseries and early years education. Additionally, Plashet Park features a playground and a community café, regularly hosting classes and theater for children. Manor Park Library offers a range of family activities, and all the amenities of Forest Gate are just a short walk away.

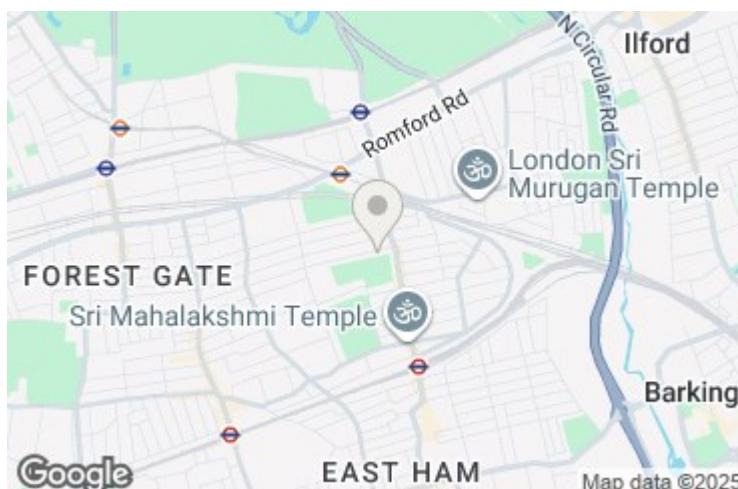
Property Disclaimer

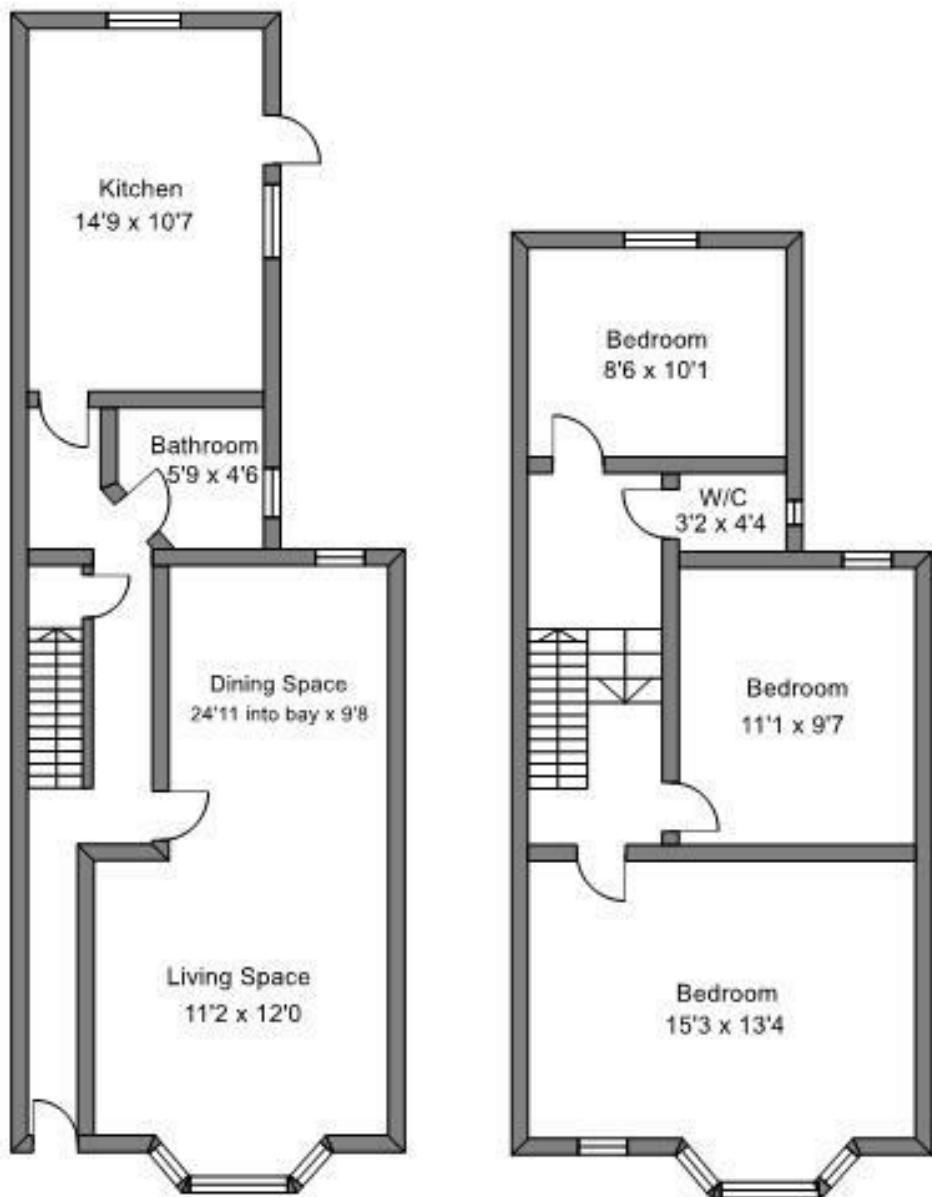
THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Total Floor Area - 103 Square Metres - 1108.68 Square Foot