



Wentworth Road, London, E12 5BD

£3,500 Per Calendar Month



****NEWLY REFURBISHED 4-BEDROOM, 3-BATHROOM FAMILY HOME – WALKING DISTANCE TO MANOR PARK STATION (ELIZABETH LINE) & WOODGRANGE PARK (OVERGROUND) - IDEAL FOR FAMILIES (NEWHAM SELECTIVE LICENCE)**

OC Homes are delighted to present this stunning four-bedroom family home, newly refurbished throughout to an exceptional standard and perfectly located within easy walking distance of Manor Park Station (Elizabeth Line) and Woodgrange Park Station (Overground/Suffragette Line).

The property offers spacious and modern living with high-quality finishes, including a spacious lounge, a separate dining area, a contemporary, fully integrated kitchen with brand-new appliances, a ground-floor double bedroom with en-suite shower room, three additional bedrooms on the first floor, two family bathrooms and a private paved rear garden (outhouse not included).

Further benefits include brand-new electrics, plumbing, gas central heating, and double glazing throughout. The home is located in a prime Manor Park location, close to local shops, schools, and excellent transport links, making this ideal for commuters and families alike.

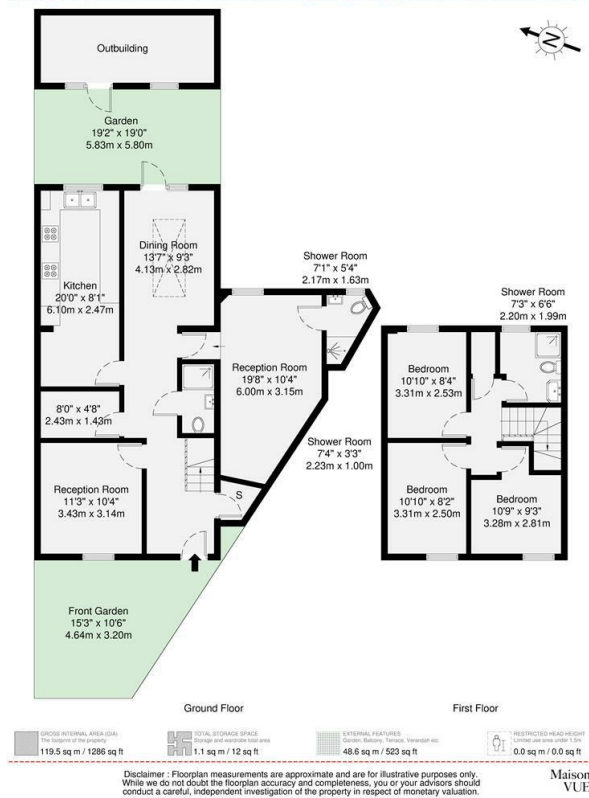
AVAILABLE NOW

- AVAILABLE NOW
- 4 BEDROOMS
- 3 BATHROOMS (INCLUDING 1 EN-SUITE)
- NEWLY REFURBISHED
- MODERN AND INTERGRATED APPLIANCES
- PAVED REAR GARDEN
- WALKING DISTANCE TO MANOR PARK STATION (ELIZABETH LINE)
- WALKING DISTANCE TO WOODGRANGE PARK STATION (SUFFRAGETTE LINE)
- NEWHAM SELECTIVE LICENCE

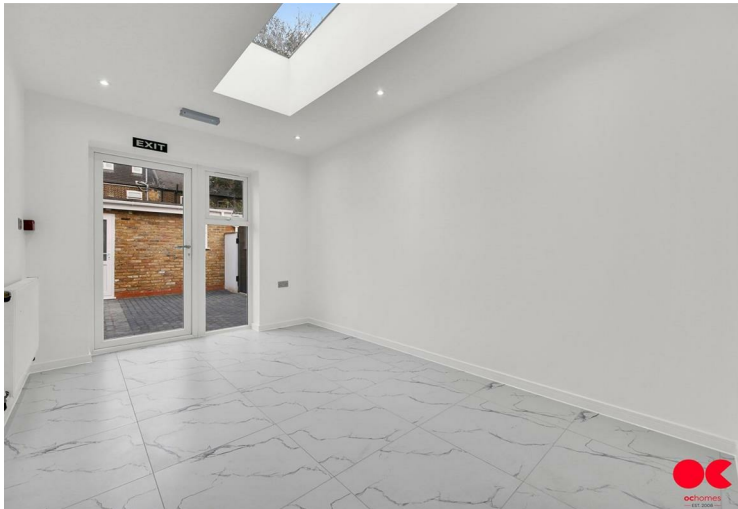
Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		91
(81-91) B			(81-91) B		
(69-80) C	75		(69-80) C	69	
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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