



**Guide Price**  
**£625,000**

**Freehold**

3x  1x  1x 

**Selwyn Avenue, London,  
E4**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Victorian house within walking distance of the station
- Close to shops and restaurants
- In need of modernisation
- Great size accommodation
- Potential to extend, subject to planning permission
- Being sold chain free

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 15'0 x 8'7 (4.58m x 2.62m)

Kitchen/Diner: 16'5 x 14'8 (5.01m x 4.47m)

### FIRST FLOOR

Landing

Bedroom 1 : 11'9 x 9'2 (3.58m x 2.80m)

Bedroom 2: 10'2 x 7'3 (3.10m x 2.21m)

Bedroom 3: 8'4 x 6'6 (2.54m x 1.98m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden



### Nearest Schools

Primary Schools: Selwyn Primary 0.0 miles, Handsworth Primary 0.4 miles, Ainslie Wood Primary 0.4 miles

Secondary Schools: Joseph Clarke School 0.3 miles, Rush Croft Sports College 0.3 miles, Highams Park School 0.4 miles

Further Education: Highams Park School 0.4 miles, Sir George Monoux College 0.8 miles, Walthamstow Academy 0.9 miles



### Transport Information

Train Stations: Highams Park 0.2 miles, Wood Street 1.3 miles, Walthamstow Central 1.7 miles Underground Woodford 1.7 miles, Walthamstow Central 1.7 miles, South Woodford 1.7 miles DLR.: Pudding Mill Lane 4.9 miles, Bow Church 5.5



### Address

Selwyn Avenue, London, E4



### Directions

For directions to this property please contact us.

**Call Chingford - 020 8524 6331 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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