



OVER 60?

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

Price

£450,000

Freehold

3x  1x  1x 

**Caledon Road, East
Ham, London, E6**



**DOUGLAS
ALLEN**

Helping you move forwards



Main features

- Mid terraced house situated in the Borough of Newham
- Close to East Ham underground station, ideal for commuting
- Bus & road links to Westfield Shopping Centre
- Walking distance to local amenities, parks & places of worship
- Ideal family home

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 11'5 x 10'7 (3.48m x 3.23m)

Dining Area: 11'5 x 10'7 (3.48m x 3.23m)

Kitchen/Breakfast Room: 14'0 x 9'7 (4.27m x 2.92m)

FIRST FLOOR

Landing

Bedroom 1: 14'9 x 10'10 (4.50m x 3.30m)

Bedroom 2: 10'5 x 9'3 (3.18m x 2.82m)

Bedroom 3: 10'4 (3.15m) narrowing to 7'4 (2.24m) x 9'7 (2.92m)

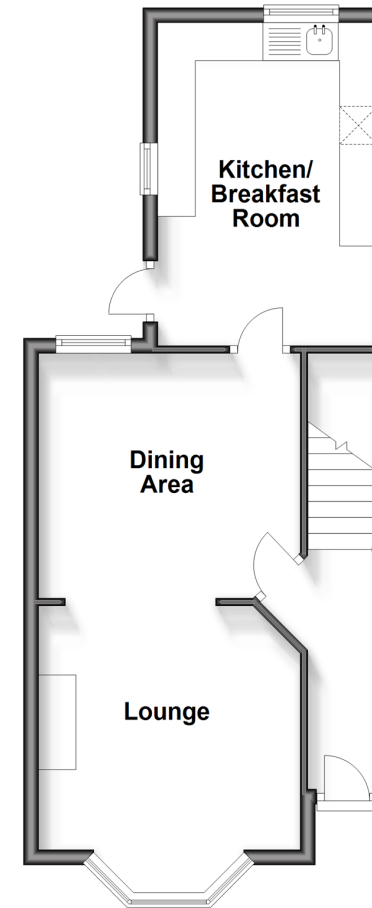
Bathroom

OUTSIDE

Front and Rear Garden

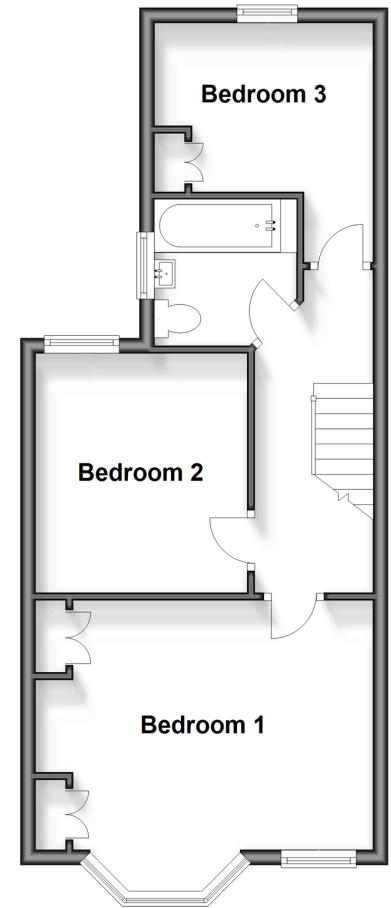
Ground Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



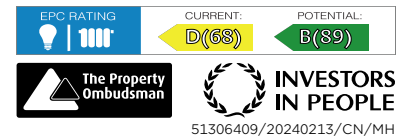
First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Call East Ham - 020 8472 8140 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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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