



**Price**  
**£450,000**

**Freehold**

3x  2x  2x 

**Saxon Road, London, E6**

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- 2 bedroom end of terrace house
- A fabulous starter home with scope to extend (subject to planning permission)
- Located close to Roman Road Primary School
- Accessible to the A13, Beckton DLR, City Airport and bus routes to East Ham High Street
- Situated on a quiet residential turning

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Dining Room: 14'8 x 10'6 (4.47m x 3.20m)

Lounge: 12'2 x 11'5 (3.71m x 3.48m)

Shower Room

Kitchen : 12'4 x 7'0 (3.76m x 2.14m)

Utility Room

### FIRST FLOOR

Landing

Bedroom 1: 12'6 x 9'6 (3.81m x 2.90m)

Bedroom 2: 10'6 x 9'2 (3.20m x 2.80m)

Bedroom 3: 7'3 x 5'3 (2.21m x 1.60m)

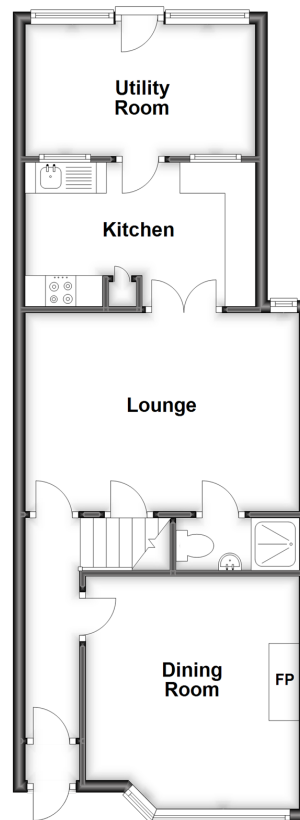
Bathroom

### OUTSIDE

Front and Rear Garden

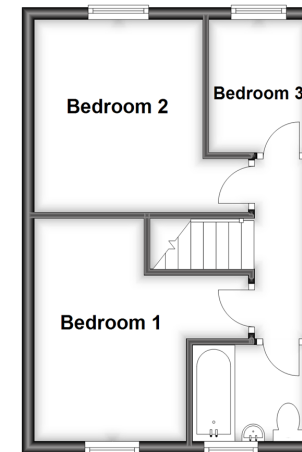
### Ground Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



### First Floor

Approx. 30.8 sq. metres (332.1 sq. feet)



**Call East Ham - 020 8472 8140 ■ [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.

