



Guide Price
£550,000

Freehold

3x  1x  1x 

**Sibley Grove, London,
E12**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Well presented terraced house situated in a prime location
- Spacious kitchen/breakfast room the lots of storage space
- Separate living areas, ideal for entertaining family & friends
- Low maintenance rear garden
- Bus & road links to East Ham station & local amenities

Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hall
Lounge: 13'2 x 11'4 (4.02m x 3.46m)
Dining Area: 11'5 x 9'8 (3.48m x 2.95m)
Kitchen/Breakfast Room: 20'8 x 10'1 (6.30m x 3.08m)

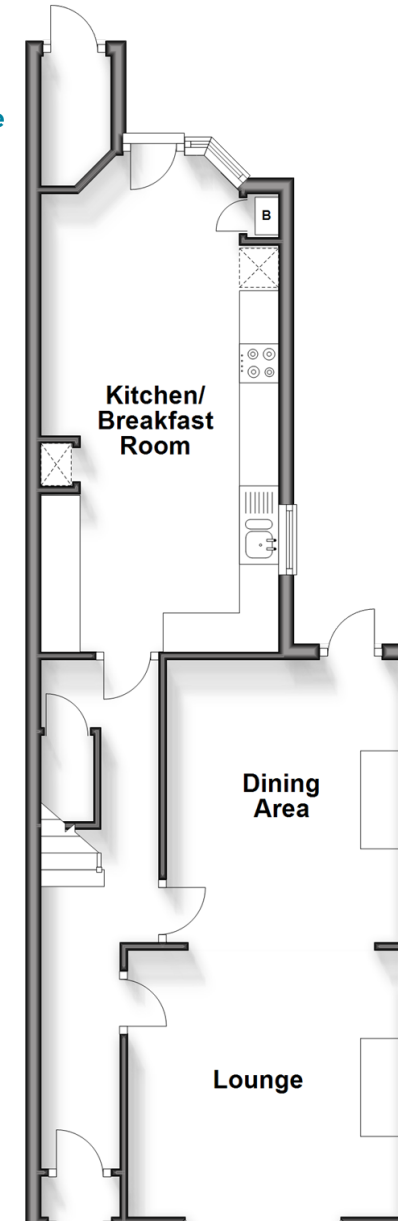
SPLIT LEVEL FIRST FLOOR

Landing
Bedroom 1: 13'6 x 10'5 (4.12m x 3.18m)
Bedroom 2: 15'1 (4.60m) x 13'9 (4.19m) narrowing to 11'2 at narrowest point (3.41m)
Bedroom 3: 11'3 x 9'8 (3.43m x 2.95m)
Bathroom

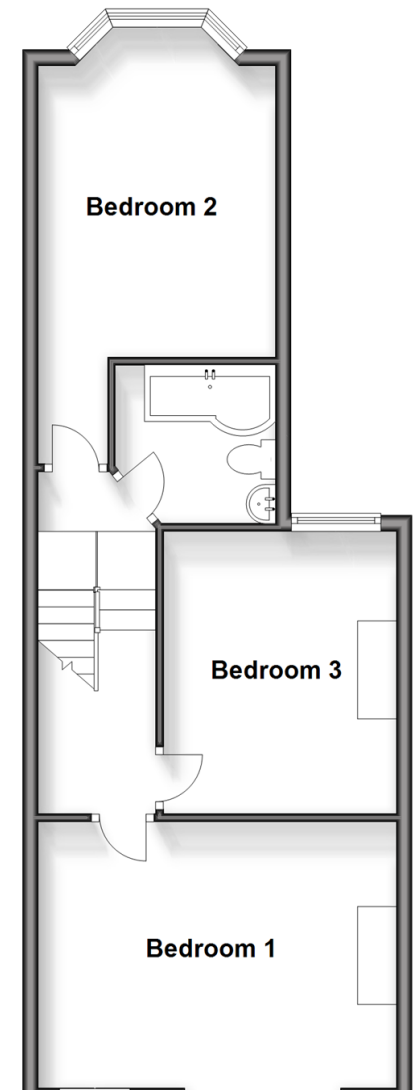
OUTSIDE

Front and Rear Garden

Ground Floor
Approx. 53.3 sq. metres (573.9 sq. feet)



Split Level First Floor
Approx. 51.8 sq. metres (558.0 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.