



**Price**  
**£420,000**

**Freehold**

3x  1x  2x 

**Macgregor Road,  
London, E16**

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards

## Main features

- Semi-detached house with off street parking
- Close to local Primary & Secondary schools
- Ideal home for any growing family
- First floor bathroom & separate toilet
- Good bus & road links to Westfield Shopping Centre

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'6 x 11'5 (4.12m x 3.48m)

Dining Room: 16'1 x 13'6 (4.91m x 4.12m)

Kitchen: 10'1 x 7'7 (3.08m x 2.31m)

### OUTSIDE

Rear Garden

Off Street Parking

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 12'5 (4.12m x 3.79m)

Bedroom 2: 11'1 x 9'4 (3.38m x 2.85m)

Bedroom 3: 9'2 x 7'0 (2.80m x 2.14m)

Bathroom

Separate Toilet



### Nearest Schools

Primary Schools: Tollgate Primary 0.1 miles, Scott Wilkie Primary 0.3 miles, Ellen Wilkinson Primary 0.3 miles

Secondary Schools: Cumberland School 0.2 miles, Brampton Manor School 0.4 miles, The Royal Docks Community School 0.4 miles

Further Education: Newham Sixth Form College 0.3 miles



### Transport Information

Train Stations: Custom House 0.6 miles, Canning Town 1.3 miles, West Ham 1.5 miles

Underground Canning Town 1.2 miles, Plaistow 1.2 miles, Upton Park 1.3 miles

DLR.: Prince Regent 0.5 miles



### Address

Macgregor Road, London, E16



### Directions

For directions to this property please contact us.

**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.



51315280/20240202/CN/MH