



OVER 60?

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

Price

£550,000

Freehold

3x  1x  2x 

**Sheringham Avenue,
Manor Park, London,
E12**



**DOUGLAS
ALLEN**

Helping you move forwards



Main features

- Beautifully presented terraced house close to local amenities
- Spacious modern fitted kitchen
- Low maintenance rear garden, ideal for outdoor entertaining
- Separate outbuilding for additional storage space
- Good bus & road links to Ilford station & East Ham station

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining Area: 15'1 x 11'8 (4.60m x 3.56m) plus 11'3 x 9'7 (3.43m x 2.92m)

Kitchen: 18'1 x 9'1 (5.52m x 2.77m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 15'1 x 13'10 (4.60m x 4.22m)

Bedroom 2: 15'11 x 9'2 (4.85m x 2.80m)

Bedroom 3: 11'0 x 9'6 (3.36m x 2.90m)

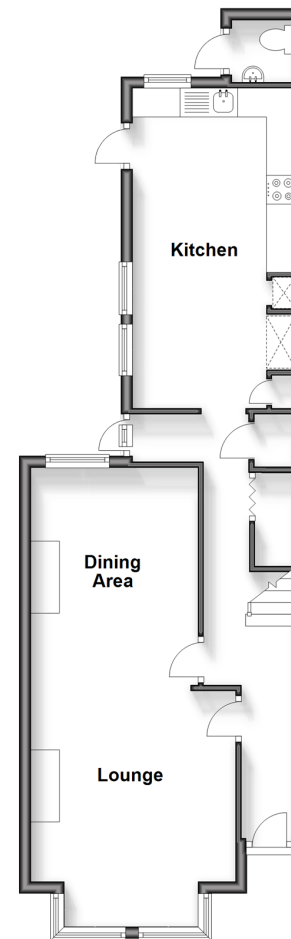
Shower Room

OUTSIDE

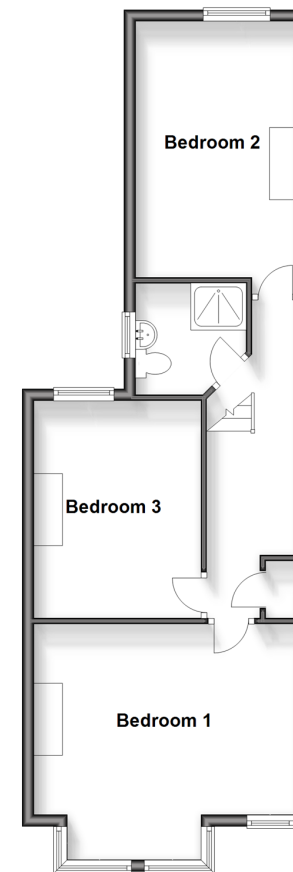
Front and Rear Garden

Outbuilding

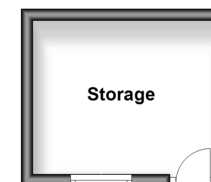
Ground Floor
Approx. 54.0 sq. metres (580.8 sq. feet)



Split Level First Floor
Approx. 53.4 sq. metres (575.3 sq. feet)



Workshop/Outbuilding
Approx. 8.5 sq. metres (91.7 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
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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