



**Price**  
**£475,000**

**Freehold**

3x  1x  2x 

**St. Stephen's Road, East  
Ham, E6**

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Well presented terraced house close to Plashet Park
- Spacious kitchen/breakfast room
- Low maintenance garden ideal for outdoor entertaining
- Close to Upton Park & East Ham Station
- Excellent schools nearby

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'5 x 11'7 (4.09m x 3.53m)

Dining Room: 11'6 x 8'7 (3.51m x 2.62m)

Kitchen/Breakfast Room: 18'4 x 8'8 (5.59m x 2.64m)

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 11'6 (4.30m x 3.51m)

Bedroom 2: 11'6 x 8'7 (3.51m x 2.62m)

Bedroom 3: 9'1 x 7'6 (2.77m x 2.29m)

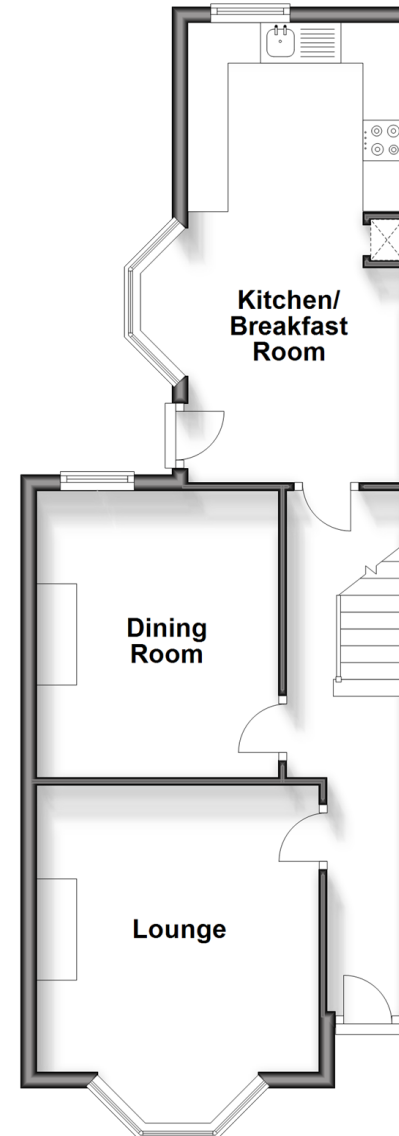
Bathroom

### OUTSIDE

Front & Rear Garden

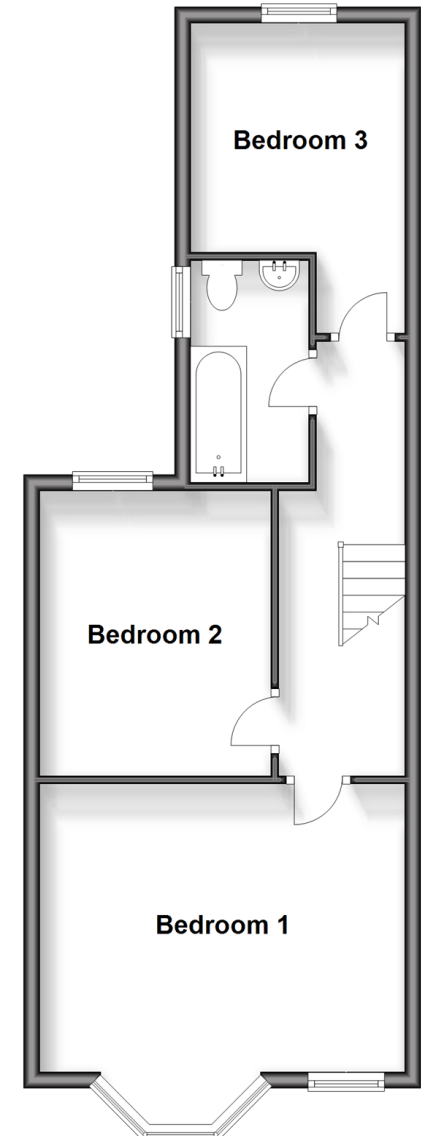
### Ground Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



### First Floor

Approx. 48.5 sq. metres (521.8 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
- 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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