



Price
£500,000

Freehold

3x  1x  2x 

**Waghorn Road, London,
E13**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Terraced house situated in a sought after location
- Spacious rooms & potential for modernisation
- Solar panels & good size rear garden
- Close to local shops and amenities
- Adjacent to Upton Park Station

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge/Dining Room: 11'4 x 10'11 (3.46m x 3.33m) plus 11'3 x 10'8 (3.43m x 3.25m)
 Breakfast Room: 11'0 x 8'0 (3.36m x 2.44m)
 Storage
 Kitchen: 9'2 x 7'8 (2.80m x 2.34m)
 Bathroom

FIRST FLOOR

Landing
 Bedroom 1: 13'4 x 10'7 (4.07m x 3.23m)
 Bedroom 2: 11'0 x 8'4 (3.36m x 2.54m)
 Bedroom 3: 10'9 x 8'1 (3.28m x 2.47m)

SECOND FLOOR

Loft Room: 10'5 x 8'3 (3.18m x 2.52m)

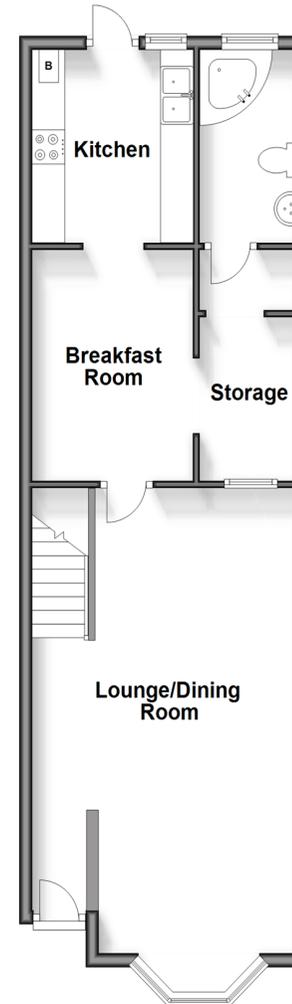
OUTSIDE

Front and Rear Garden
 Resident Permit Parking

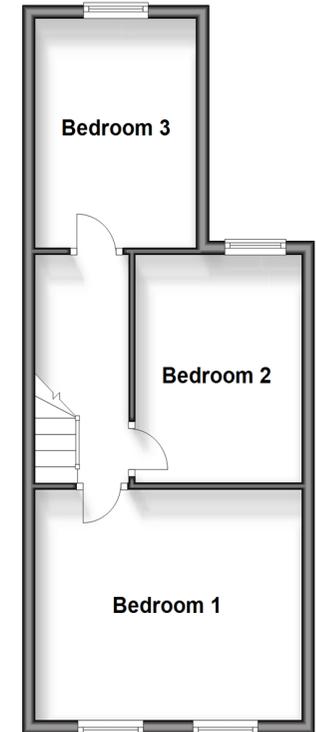
Call East Ham - 020 8472 8140 ■ douglasallen.co.uk

- 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.

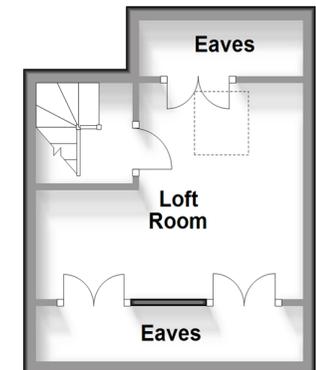
Ground Floor
 Approx. 53.5 sq. metres (576.0 sq. feet)



First Floor
 Approx. 36.3 sq. metres (390.6 sq. feet)



Second Floor
 Approx. 18.9 sq. metres (203.6 sq. feet)



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