



**OVER 60?**

You could get up to  
**59% off** the price!\*

**Price**

**£750,000**

**Freehold**

4x  2x  2x 

**Shernhall Street,  
London, E17**



**DOUGLAS  
ALLEN**

Helping you move forwards





## Main features

- Ideal family home with spacious living accommodation
- High ceilings and practical layout
- First floor bathroom and downstairs shower room
- Good condition with a neutral decor
- Walking distance to Walthamstow Central & Wood Street stations

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 26'10 x 12'1 (8.18m x 3.69m)

**Dining Room:** 12'3 x 10'2 (3.74m x 3.10m)

**Kitchen:** 10'10 x 10'6 (3.30m x 3.20m)

**Utility Room:** 10'10 x 5'1 (3.30m x 1.55m)

#### Shower Room

### FIRST FLOOR

#### Landing

**Bedroom 1:** 16'7 x 11'11 (5.06m x 3.63m)

**Bedroom 2:** 12'0 x 10'7 (3.66m x 3.23m)

#### Bathroom

**Bedroom 3:** 10'2 x 9'9 (3.10m x 2.97m)

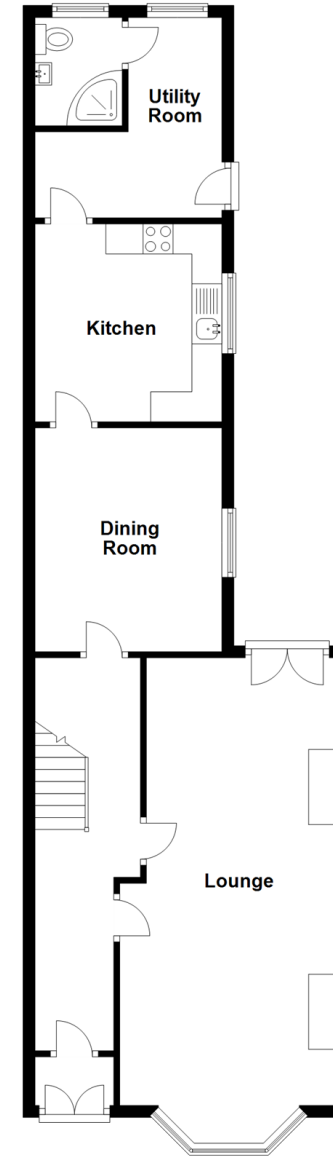
**Bedroom 4:** 8'8 x 7'4 (2.64m x 2.24m)

### OUTSIDE

#### Rear Garden

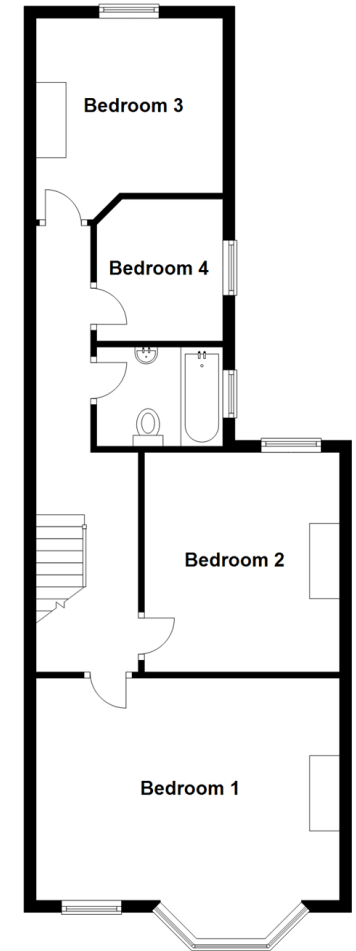
### Ground Floor

Approx. 71.2 sq. metres (766.3 sq. feet)



### First Floor

Approx. 60.5 sq. metres (651.2 sq. feet)



**Call Walthamstow - 020 8509 0092 ■ [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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



53116686/20210610/MT/MT