

**Offers In
Excess Of
£700,000
Freehold**

3x  1x  1x 

**Melbourne Road,
Walthamstow, E17**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Good sized period family home
- Located in central Walthamstow
- Large kitchen/diner
- Can be extended subject to the usual planning permissions
- A short walk to the bustling Walthamstow Central with its fantastic transport links

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner: 19'6 x 11'6 (5.95m x 3.51m)

Kitchen/Breakfast Room: 21'3 x 13'6 (6.48m x 4.12m)

Bathroom : 9'9 x 5'6 (2.97m x 1.68m)

FIRST FLOOR

Landing

Bedroom 1 : 14'2 x 10'3 (4.32m x 3.13m)

Bedroom 2 : 11'3 x 8'10 (3.43m x 2.69m)

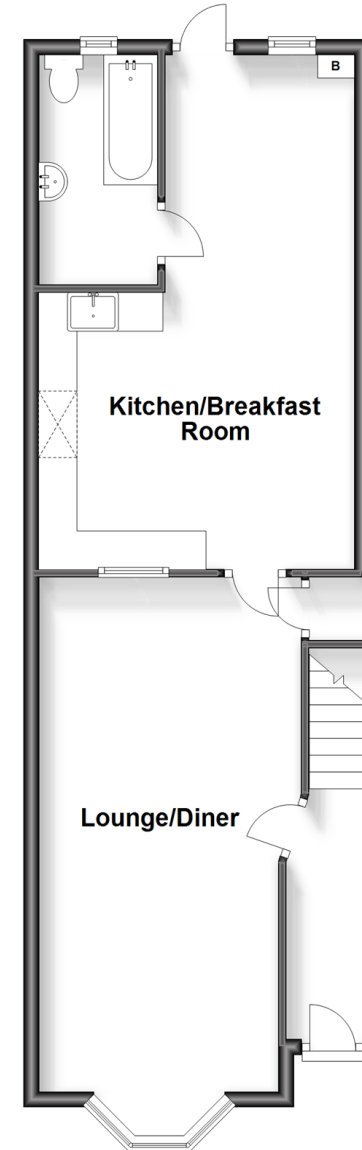
Bedroom 3 : 12'7 x 7'4 (3.84m x 2.24m)

OUTSIDE

Rear Garden

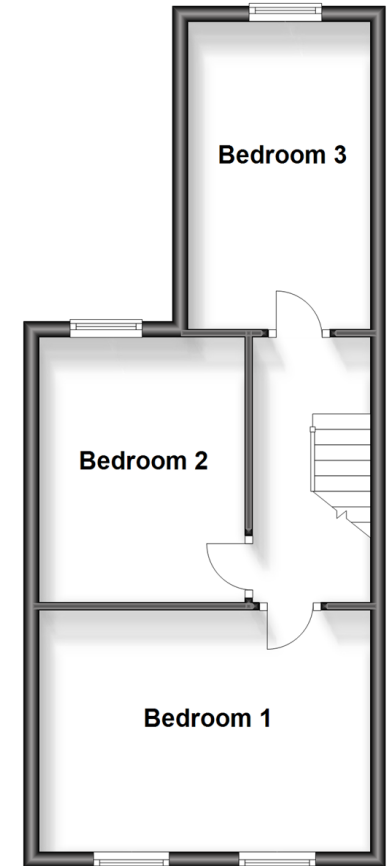
Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Call Walthamstow - 020 8509 0092 ■ 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.



53117186/20240427/KS/S