



**Offers In
Excess Of
£675,000
Leasehold**

3x  1x  1x 

**Douglas Avenue,
Walthamstow, E17**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Lovely period family home
- Off street parking for two cars
- Good sized through lounge
- Split level garden mainly laid to lawn in excess of 50 feet
- Can be extended to the rear subject to the usual permissions

Accommodation

GROUND FLOOR

Lounge: 14'3 x 11'3 (4.35m x 3.43m)
 Dining Area: 9'9 x 9'0 (2.97m x 2.75m)
 Kitchen: 8'6 x 7'1 (2.59m x 2.16m)
 Utility Room: 6'3 x 6'3 (1.91m x 1.91m)

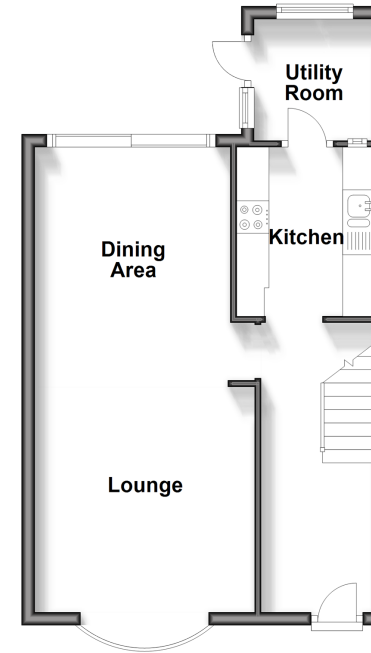
FIRST FLOOR

Bedroom 1: 14'3 x 11'4 (4.35m x 3.46m)
 Bedroom 2: 11'4 x 8'8 (3.46m x 2.64m)
 Bedroom 3: 9'8 x 5'9 (2.95m x 1.75m)
 Bathroom

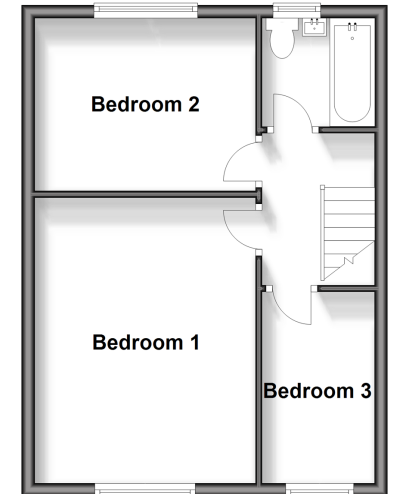
OUTSIDE

Driveway
 Rear Garden

Ground Floor
 Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor
 Approx. 37.9 sq. metres (407.9 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.



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