



Price
£710,000

Freehold

5x  2x  1x 

**Melford Road,
Leytonstone, E11**



Video Tour available



**DOUGLAS
ALLEN**

Helping you move forwards



Main features

- Extended 5 bed period home
- Modern kitchen/diner, through lounge
- Downstairs W/C
- Family bathroom & separate shower room
- Close to Leytonstone High Rd Station & local amenities

Accommodation

GROUND FLOOR

Hallway
 Lounge/Diner: 25'7 x 12'6 (7.80m x 3.81m)
 Kitchen/Breakfast Room: 20'0 x 9'10 at narrowest point (6.10m x 3.00m)
 Lobby: 6'4 x 3'6 (1.93m x 1.07m)
 W/C: 3'10 x 3'0 (1.17m x 0.92m)

FIRST FLOOR

Landing: 9'8 x 4'9 (2.95m x 1.45m)
 Bedroom 4: 16'0 x 11'7 (4.88m x 3.53m)
 Bedroom 3: 11'9 x 10'8 (3.58m x 3.25m)
 Bedroom 2: 10'9 x 10'1 (3.28m x 3.08m)
 Bathroom: 8'4 x 5'6 (2.54m x 1.68m)

SECOND FLOOR

Bedroom 5: 20'0 x 14'7 (6.10m x 4.45m)
 Bedroom 1: 9'7 x 6'4 (2.92m x 1.93m)
 Shower Room: 6'0 x 5'4 (1.83m x 1.63m)

OUTSIDE

Front Garden
 Rear Garden



Call Wanstead - 020 8530 3741 ■ 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



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