



Price
£710,000

Freehold

5x  2x  1x 

**Melford Road,
Leytonstone, E11**



 **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)

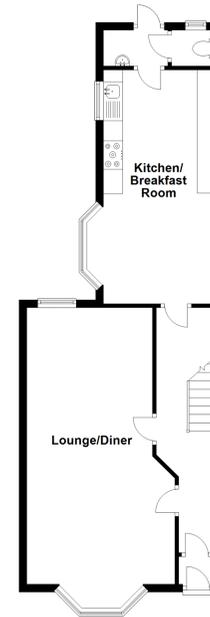
SECOND FLOOR

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

Ground Floor
 Approx. 56.4 sq. metres (607.1 sq. feet)



First Floor
 Approx. 52.1 sq. metres (561.1 sq. feet)



Second Floor
 Approx. 39.0 sq. metres (420.0 sq. feet)



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



53212001/20221108/RP/LR