



Guide Price
£1,275,000

Freehold

5x  3x  1x 

Bressey Grove, London,
E18

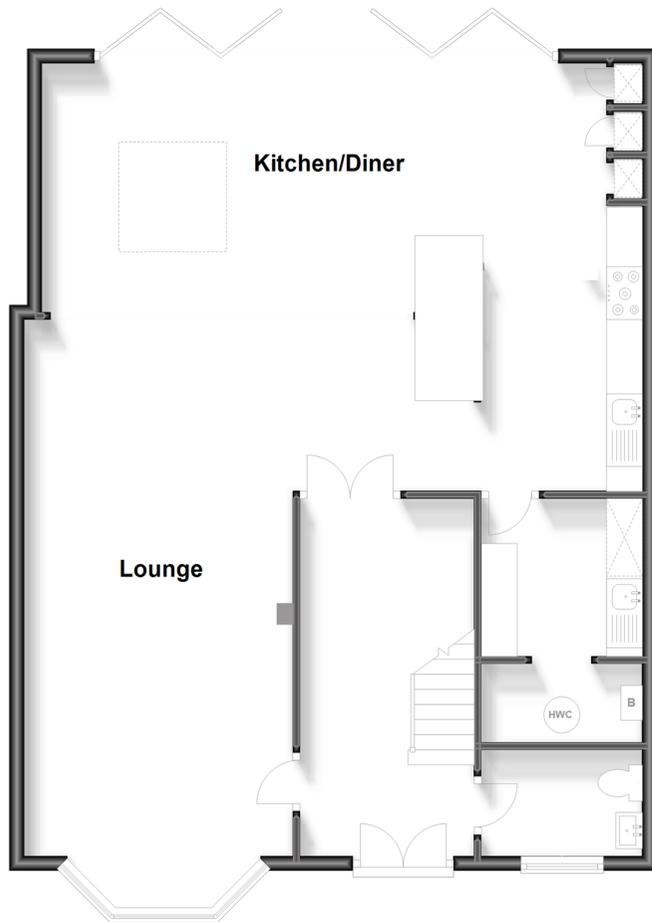
OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards

Ground Floor

Approx. 94.0 sq. metres (1011.4 sq. feet)



First Floor

Approx. 65.0 sq. metres (699.3 sq. feet)



Second Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge: 15'2 x 11'7 (4.63m x 3.53m)

Kitchen/Diner: 28'0 x 24'0 (8.54m x 7.32m)

Utility Room: 10'6 x 7'0 (3.20m x 2.14m)

Cloakroom: 7'4 x 4'8 (2.24m x 1.42m)

FIRST FLOOR

Landing

Bedroom 2: 15'0 x 12'5 (4.58m x 3.79m)

En Suite: 6'6 x 4'4 (1.98m x 1.32m)

Bedroom 3: 13'1 x 12'4 (3.99m x 3.76m)

Bedroom 4: 15'7 x 7'10 (4.75m x 2.39m)

Bedroom 5: 9'2 x 7'7 (2.80m x 2.31m)

Shower Room: 6'9 x 6'4 (2.06m x 1.93m)

SECOND FLOOR

Landing

Bedroom 1: 19'9 x 15'5 at widest point (6.02m x 4.70m)

En Suite: 6'7 x 6'4 (2.01m x 1.93m)

OUTSIDE

Driveway

Rear Garden

Outbuilding



Main features

- 5 bed semi-detached house
- Spacious and versatile open plan living and dining areas,
- Added benefit of an outbuilding for use as an office, garden room etc
- Air conditioning throughout
- Prestigious Firs Estate



Nearest Schools

Primary Schools: Churchfields Junior School 0.5 miles, Snaresbrook Primary 0.6 miles, Oakdale Junior School 0.7 miles

Secondary Schools: Forest School 0.6 miles, Whitefield



Transport Information

Train Stations: Wood Street 0.9 miles, Highams Park 1.2 miles, Walthamstow Central 1.6 miles

Underground South Woodford 0.5 miles, Snaresbrook 0.9 miles, Woodford 1.2 miles



Address ending Mill Lane 4.2 miles, Bow Church 4.8 miles, Bressey Grove, London, E18



Directions

For directions to this property please contact us.



Call Wanstead Branch 020 8530 3741 ■ douglasallen.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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