



**Guide Price**  
**£475,000**

**Freehold**

3x  1x  2x 

**Dames Road, London,  
E7**

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- 3 bed terraced house
- Family bathroom & downstairs W/C
- Close to Forest Gate underground station
- Planning permission been granted to extend
- Chain free

## Accommodation

### GROUND FLOOR

- Hallway: 5'9 x 1'9 (1.75m x 0.53m)
- Lounge: 15'2 x 10'3 (4.63m x 3.13m)
- Living Room: 10'7 x 8'4 (3.23m x 2.54m)
- Kitchen: 9'6 x 7'9 (2.90m x 2.36m)
- Toilet: 5'6 x 2'5 (1.68m x 0.74m)

### FIRST FLOOR

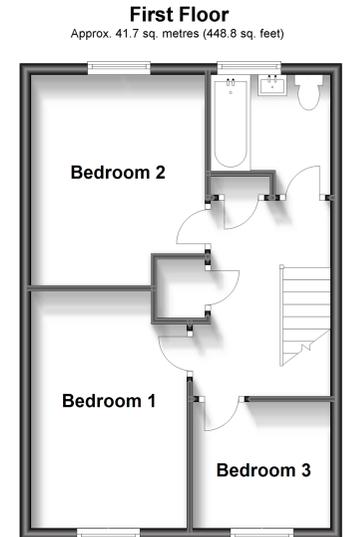
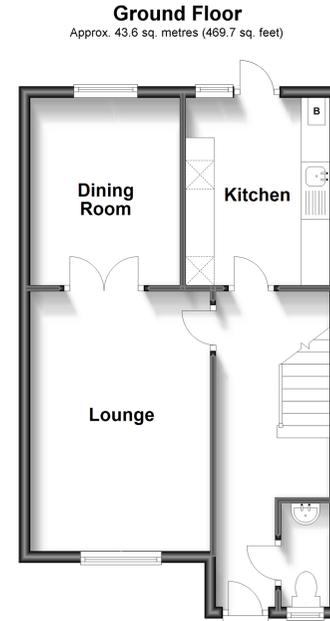
- Landing: 10'2 x 8'5 (3.10m x 2.57m)
- Bedroom 1: 14'0 x 8'4 (4.27m x 2.54m)
- Bedroom 2: 12'2 x 9'8 (3.71m x 2.95m)
- Bedroom 3: 8'4 x 8'0 (2.54m x 2.44m)
- Bathroom : 6'6 x 5'5 (1.98m x 1.65m)

### OUTSIDE

- Front Garden
- Rear Garden

Call Wanstead - 020 8530 3741 ■ [douglasallen.co.uk](http://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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