



**OVER 60?**

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

**Price**

**£720,000**

**Freehold**

4x  1x  3x 

**Shelley Avenue, London,  
E12**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- **Spacious terraced house close to local amenities**
- **Split-level first floor area**
- **Large kitchen/breakfast room**
- **Separate utility room**
- **Ground floor cloakroom**
- **Bus & road links to Ilford & Stratford Town Centre**
- **Close to East Ham & Manor Park station**

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 10'9 x 10'3 (3.28m x 3.13m) plus 10'4 x 11'2 (3.15m x 3.41m)

Family Room: 10'3 x 7'7 (3.13m x 2.31m)

Dining Room: 10'4 x 7'6 (3.15m x 2.29m)

Kitchen: 21'8 x 10'0 (6.61m x 3.05m)

Utility Room: 10'3 x 6'3 (3.13m x 1.91m)

Cloakroom

### FIRST FLOOR

#### Landing

Bedroom 1: 15'2 x 11'0 (4.63m x 3.36m)

Bedroom 2: 17'1 x 10'6 (5.21m x 3.20m)

Bedroom 3: 11'8 x 10'6 (3.56m x 3.20m)

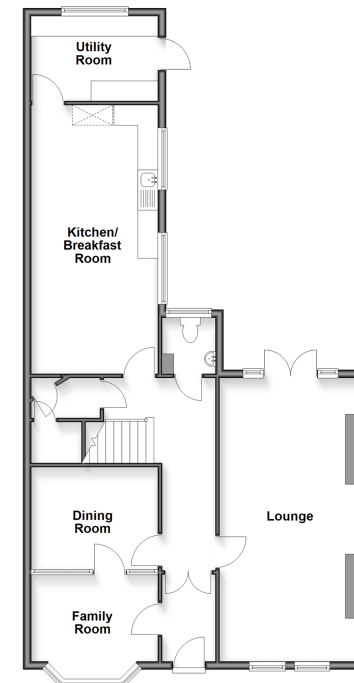
Bedroom 4: 13'1 x 10'3 (3.99m x 3.13m)

Bathroom

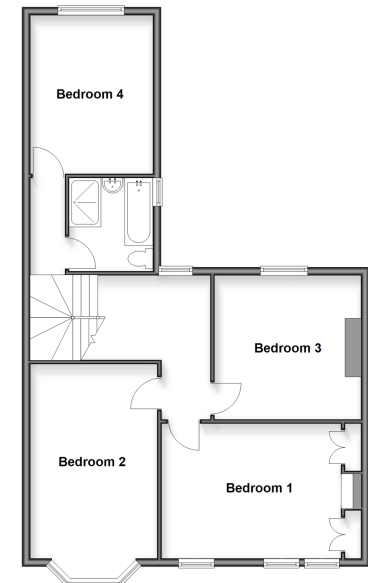
### OUTSIDE

Front and Rear Garden

**Ground Floor**  
Approx. 88.3 sq. metres (950.1 sq. feet)



**Split Level First Floor**  
Approx. 78.1 sq. metres (840.4 sq. feet)



**Call East Ham - 020 8472 8140 ■ [douglasallen.co.uk](http://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 50% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:  
**D(68)**

POTENTIAL:  
**B(83)**

The Property Ombudsman

**INVESTORS IN PEOPLE**  
51315483/20251002/CN/NK