



OVER 60?
Secure this property
for up to **59% less!**

Price
£480,000

Freehold

3x 1x 1x

**Rectory Road, Manor
Park, E12**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- **End of terrace house with attractive entrance porch**
- **Ground floor cloakroom**
- **First floor family bathroom**
- **Spacious kitchen/dining room**
- **Enclosed patio overlooks rear garden**
- **Being sold Chain Free**

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 15'5 x 10'7 (4.70m x 3.23m)

Kitchen/Dining Room: 13'4 x 9'2 (4.07m x 2.80m) narrowing to 9'1 x 8'0 (2.77m x 2.44m)

Cloakroom

Enclosed Patio: 17'1 x 10'3 (5.21m x 3.13m)

BASEMENT

Cellar

FIRST FLOOR

Landing

Bedroom 1: 15'5 x 10'4 (4.70m x 3.15m)

Bedroom 2: 13'0 x 11'5 (3.97m x 3.48m)

Bedroom 3: 8'2 x 6'1 (2.49m x 1.86m)

Bathroom

OUTSIDE

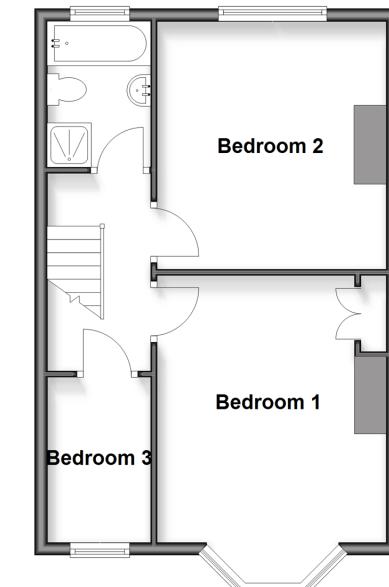
Ground Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



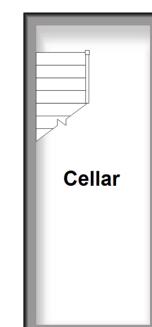
First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Basement

Approx. 8.5 sq. metres (91.7 sq. feet)



Call East Ham - 020 8472 8140 ■ 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 50% less, by purchasing a Lifetime Lease.



CURRENT:
D(60)

POTENTIAL:
B(85)



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