



Price
£470,000

Freehold

3x  2x  1x 

**Rixsen Road, London,
E12**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Extended terraced house with additional loft room
- First floor family bathroom
- Outbuilding to the rear
- Residents permit parking
- Walking distance to High St shops & places of worship

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'8 x 11'0 (3.86m x 3.36m)

Dining Area: 15'4 x 7'2 (4.68m x 2.19m)

Kitchen: 11'5 x 9'9 (3.48m x 2.97m)

Family Room

Shower room

FIRST FLOOR

Landing

Bedroom 1: 15'2 x 10'4 (4.63m x 3.15m)

Bedroom 2: 11'5 x 9'2 (3.48m x 2.80m)

Bedroom 3: 8'4 x 6'6 (2.54m x 1.98m)

Bathroom

SECOND FLOOR

Landing

Loft Room: 13'5 x 12'5 (4.09m x 3.79m)

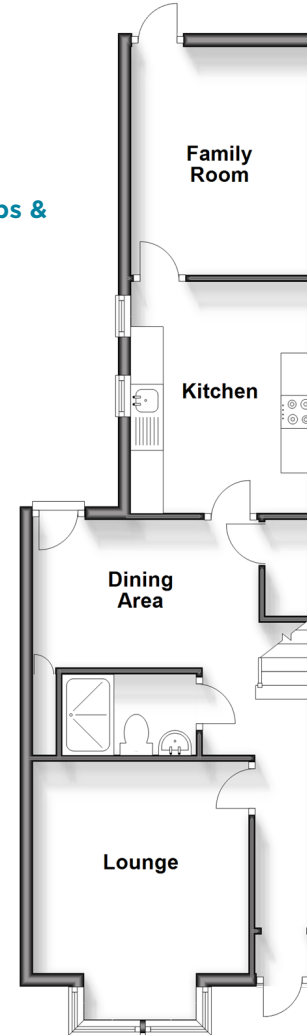
OUTSIDE

Front and Rear Garden

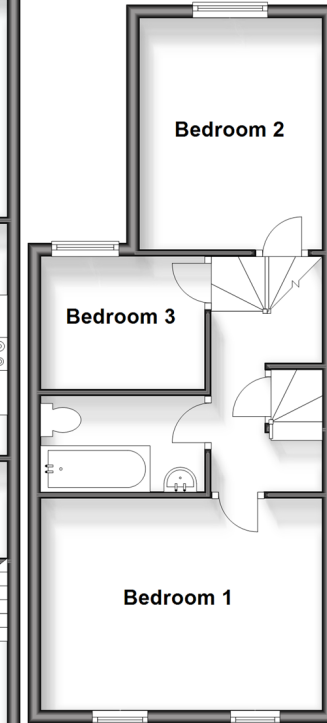
Call East Ham - 020 8472 8140 ■ douglasallen.co.uk

- 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 59% less, by purchasing a Lifetime Lease.

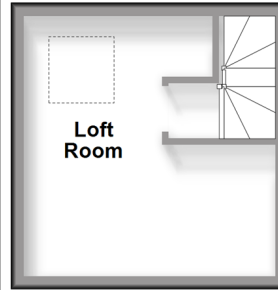
Ground Floor
Approx. 51.0 sq. metres (548.5 sq. feet)



Split Level First Floor
Approx. 39.4 sq. metres (424.4 sq. feet)



Second Floor
Approx. 15.2 sq. metres (163.3 sq. feet)



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