



Price
£600,000

Freehold

3x  1x  1x 

**Melbourne Road,
Leyton, E10**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Chain free property
- Good location in Central Leyton
- Close to all local shopping facilities
- Large bedrooms
- Can be extended subject to the usual permissions
- Would make the ideal first time purchase

Accommodation

GROUND FLOOR

Lounge: 12'2 x 11'6 (3.71m x 3.51m)
 Living Room: 11'1 x 9'4 (3.38m x 2.85m)
 Kitchen: 15'6 x 10'1 (4.73m x 3.08m)

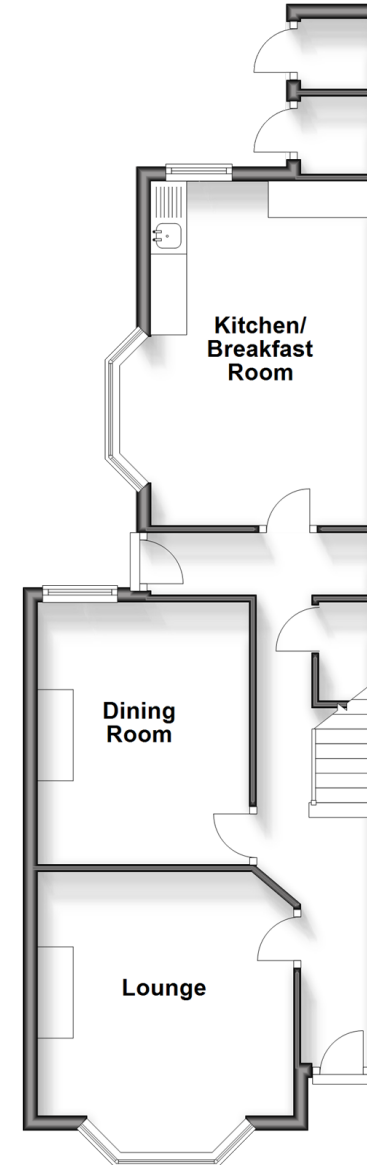
FIRST FLOOR

Bedroom 1: 13'9 x 13'0 (4.19m x 3.97m)
 Bedroom 2: 11'0 x 8'2 (3.36m x 2.49m)
 Bedroom 3: 10'2 x 6'0 (3.10m x 1.83m)
 Bathroom

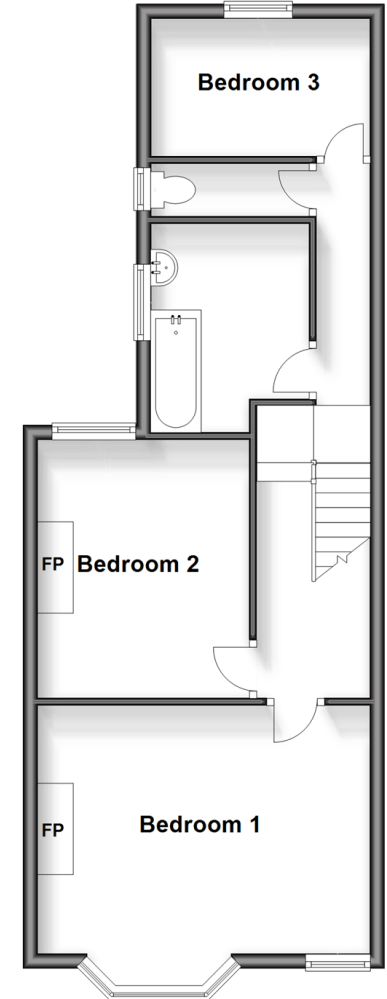
OUTSIDE

Rear Garden

Ground Floor
 Approx. 52.0 sq. metres (559.9 sq. feet)



Split Level First Floor
 Approx. 50.3 sq. metres (541.5 sq. feet)



Call Walthamstow - 020 8509 0092 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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



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