



OVER 60?

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

Price

£750,000

Freehold

4x  1x  2x 

**Malvern Road,
Leytonstone, E11**

 **DOUGLAS
ALLEN**
Helping you move forwards



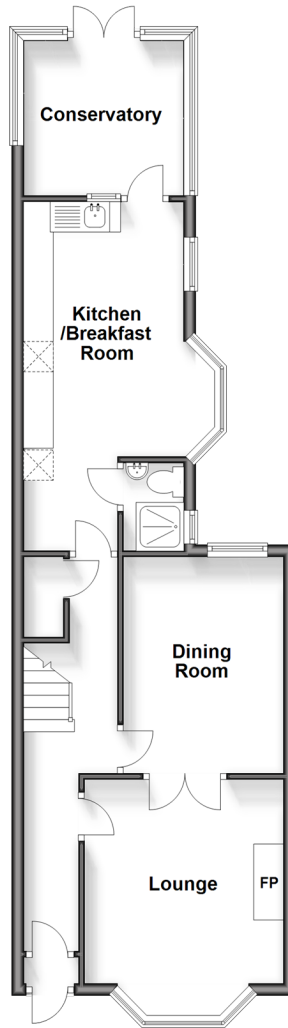
Main features

- Spacious 4 bedroom mid terrace
- Sold with no onward chain
- Ideal purchase for first time buyers
- Within a short distance to Leytonstone Station & Leytonstone High Road Station
- Local to multiple primary and secondary schools

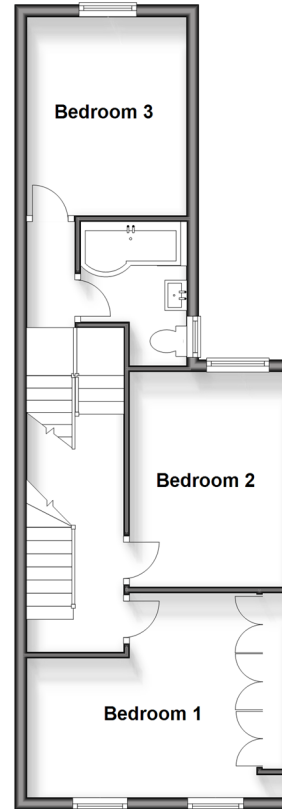
Call Wanstead - 020 8530 3741 ■ douglasallen.co.uk

- 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

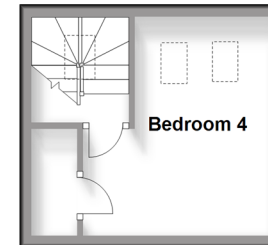
Ground Floor
Approx. 54.2 sq. metres (583.0 sq. feet)



Split Level First Floor
Approx. 46.4 sq. metres (499.2 sq. feet)



Second Floor
Approx. 14.5 sq. metres (156.6 sq. feet)



Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge: 12'1 x 11'0 (3.69m x 3.36m)
- Dining Room: 11'2 x 8'1 (3.41m x 2.47m)
- Kitchen/Breakfast Room: 13'9 x 10'1 (4.19m x 3.08m)
- Conservatory : 9'2 x 8'6 (2.80m x 2.59m)
- Shower Room

FIRST FLOOR

- Landing
- Bedroom 1: 13'5 x 11'2 (4.09m x 3.41m)
- Bedroom 2: 10'1 x 8'1 (3.08m x 2.47m)
- Bedroom 3: 10'6 x 8'6 (3.20m x 2.59m)
- Bathroom

SECOND FLOOR

- Landing
- Bedroom 4: 11'2 x 7'5 (3.41m x 2.26m)

OUTSIDE

- Rear Garden



53211509/20241122/AMA/RUM

- 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 59% less, by purchasing a Lifetime Lease.