



**OVER 60?**

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

**Price**

**£800,000**

**Freehold**

3x  1x  2x 

**Forest Road, London,  
E11**



**DOUGLAS  
ALLEN**

Helping you move forwards





## Main features

- Off street parking and garage
- Additional study area
- Unusually large rear garden
- Potential to extend, subject to planning permissions
- Situated within the highly sought after area of Upper Leytonstone
- Within walking distance of the Central Line station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Dining Room: 20'4 x 15'7 (6.20m x 4.75m)

Study: 14'8 x 6'9 (4.47m x 2.06m)

Kitchen: 9'5 x 7'5 (2.87m x 2.26m)

### FIRST FLOOR

Landing

Bedroom 1: 12'6 x 12'1 (3.81m x 3.69m)

Bedroom 2: 12'0 x 11'1 (3.66m x 3.38m)

Bedroom 3: 12'0 x 9'0 (3.66m x 2.75m)

Bathroom

### OUTSIDE

Rear Garden

Off Street Parking

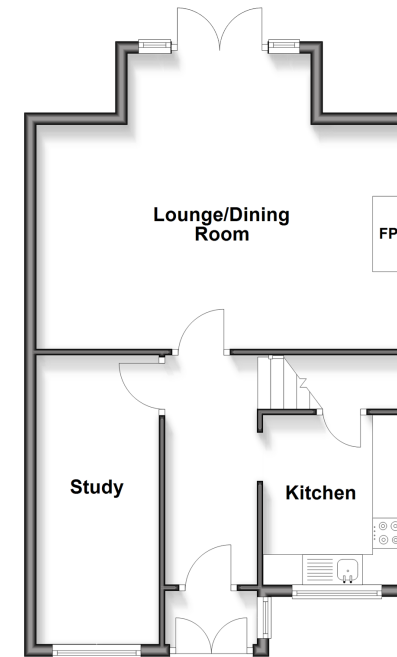
Garage

**Call Wanstead - 020 8530 3741 ■ [douglasallen.co.uk](http://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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

### Ground Floor

Approx. 53.7 sq. metres (578.4 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.5 sq. feet)

