



Guide Price
£525,000

Freehold

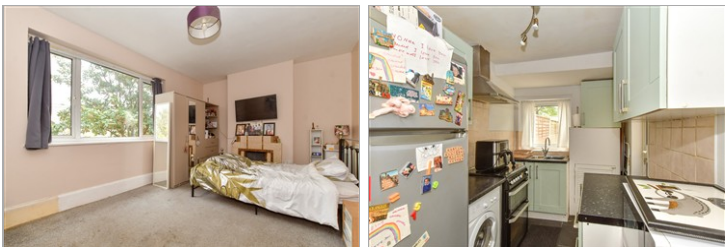
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**Carlton Road, London,
E12**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Period house situated within Mark Park conservation area
- Within close proximity to Manor Park Station and amenities
- Potential to extend to the rear and into the loft, subject to planning permissions
- Large lounge, dining room and conservatory

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 16'11 x 12'7 (5.16m x 3.84m)

Dining Room : 12'6 x 10'1 (3.81m x 3.08m)

Conservatory : 11'5 x 10'10 (3.48m x 3.30m)

Kitchen: 10'5 x 6'4 (3.18m x 1.93m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1 : 18'10 x 11'5 (5.74m x 3.48m)

Bedroom 2 : 10'9 x 9'4 (3.28m x 2.85m)

Bedroom 3 : 9'1 x 7'8 (2.77m x 2.34m)

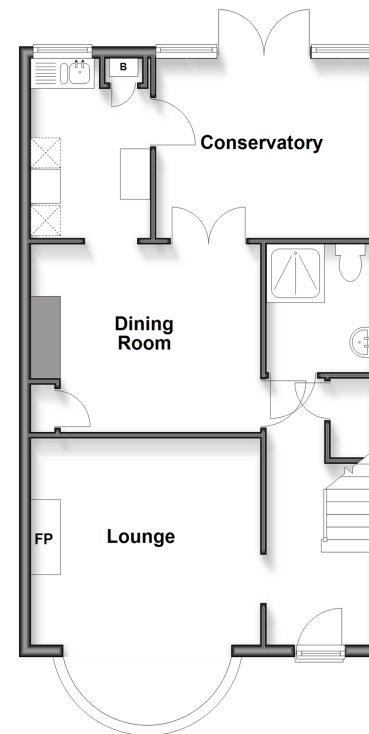
OUTSIDE

Front Garden

Rear Garden

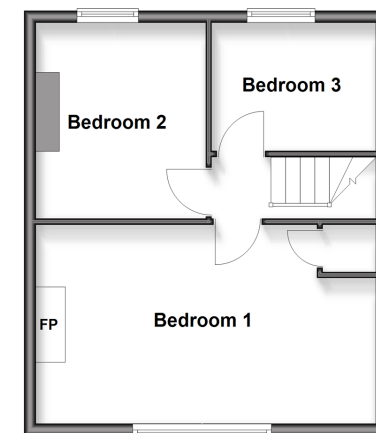
Ground Floor

Approx. 57.0 sq. metres (613.1 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



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
- 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.



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