



Ashburton Avenue, Ilford, IG3 9ER

welcome to Ashburton Avenue

- FOUR BEDROOMS
- LORD & MELLOWDEW ESTATE
- EXTENDED
- END OF TERRACE
- HIGH QUALITY FITTINGS THROUGHOUT

Tenure: Freehold EPC Rating: D

£900,000

William H Brown are delighted to offer this fantastic four bedroom end-of-terrace family home. Sitting on a large corner plot with ample parking, this spacious, extended property is presented in excellent order with many high quality fittings throughout. Your earliest viewing is highly recommended.



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Property Ref:
BKG101003 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Porch

Entrance Hall

Reception Room One

Reception Room Two

Kitchen/diner

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Front Garden

Rear Garden

william h brown
Incorporating Porter Glenny



0208 594 3017



barking@williamhbrown.co.uk



3 Faircross Parade, Longbridge Road,
BARKING, Essex, IG11 8UN



williamhbrown.co.uk