



Ashurst Drive, Ilford, IG2 6SQ

Offers In Excess Of £535,000





Ashurst Drive

Iford, IG2 6SQ

- EPC RATING: 48E
- Three Bedrooms
- Close to Shops and Amenities
- 54' Rear Garden + Outbuilding
- OFF STREET PARKING FOR MULTIPLE CARS ON OWN DRIVE
- End Of Terrace
- Through Lounge
- Walking Distance to Gants Hill Underground Station
- SCOPE TO EXTEND (stpp)
- CALL NOW TO VIEW!!!

Sandra Davidson are pleased to present this three bedroom END OF TERRACE family home on Ashurst Drive, Gants Hill.

Upon entering the property you will find; Through Lounge Reception, GUEST WC and a Fitted Kitchen on the Ground Floor, with Three Bedrooms and Family Bathroom on the first floor.

Externally there is a circa 54' LOW MAINTANANCE REAR GARDEN with gated side access to PAVED FRONT DRIVE OFFERING OFF STREET PARKING TO MULTIPLE CARS.

The property is within close proximity to Gants Hill Central Line Station as well as local shops and amenities. This home also provides easy access to the A12, A406 and M11. Families will be pleased to know that the home is within a short distance to a range of good schools.

The property has potential to MODERNISE AND EXTEND (s.t.p.p) so to avoid missing out please CALL US NOW!!!



ENTRANCE

Via glazed wooden door into entrance hall with; sidelight window to front, radiator, carpeted stairs to first floor, fitted carpet, light, access to under stairs storage and meter cupboard, door to Guest WC, doors to:

THROUGH LOUNGE 25'11" x 13'9" (7.89m x 4.18m)

Double glazed bay window to front, radiator under, ceiling rose with inset light, laminate wood flooring, timber fire surround, further radiator to rear, double glazed French doors to rear garden

KITCHEN 8'8" x 7'6" (2.64m x 2.29m)

Fitted wall and base units, work surface, four ring free standing cooker, one bowl sink with drainer, space and services for washing machine, tiled walls and flooring, ceiling light, double glazed door to rear into garden, double glazed window to rear

GUEST WC

Low level WC, vinyl flooring, light

FIRST FLOOR LANDING

Access to loft space, fitted carpet, light, fitted cupboard housing hot water tank, doors to:





BEDROOM ONE 13'1" x 12'7" (3.99m x 3.84m)
Double glazed bay window to front, radiator, laminate wood flooring, ceiling light

BEDROOM TWO 12'4" x 12'0" (3.76m x 3.65m)
Double glazed window to rear, radiator, laminate wood flooring, fitted dresser, fitted cupboards

BEDROOM THREE 7'7" x 7'1" (2.30m x 2.15m)
Double glazed window to rear, radiator, laminate wood flooring, light

BATHROOM
Suite comprising; Bathtub, low level WC, hand wash basin inset to vanity unit, double glazed window to rear, light, tiled walls

EXTERIOR 53'5" (16.3m)
The low maintenance rear garden measures approximately 54' with paved area to front and remainder paved rear garden, independent gated side access to front drive, door to Outbuilding

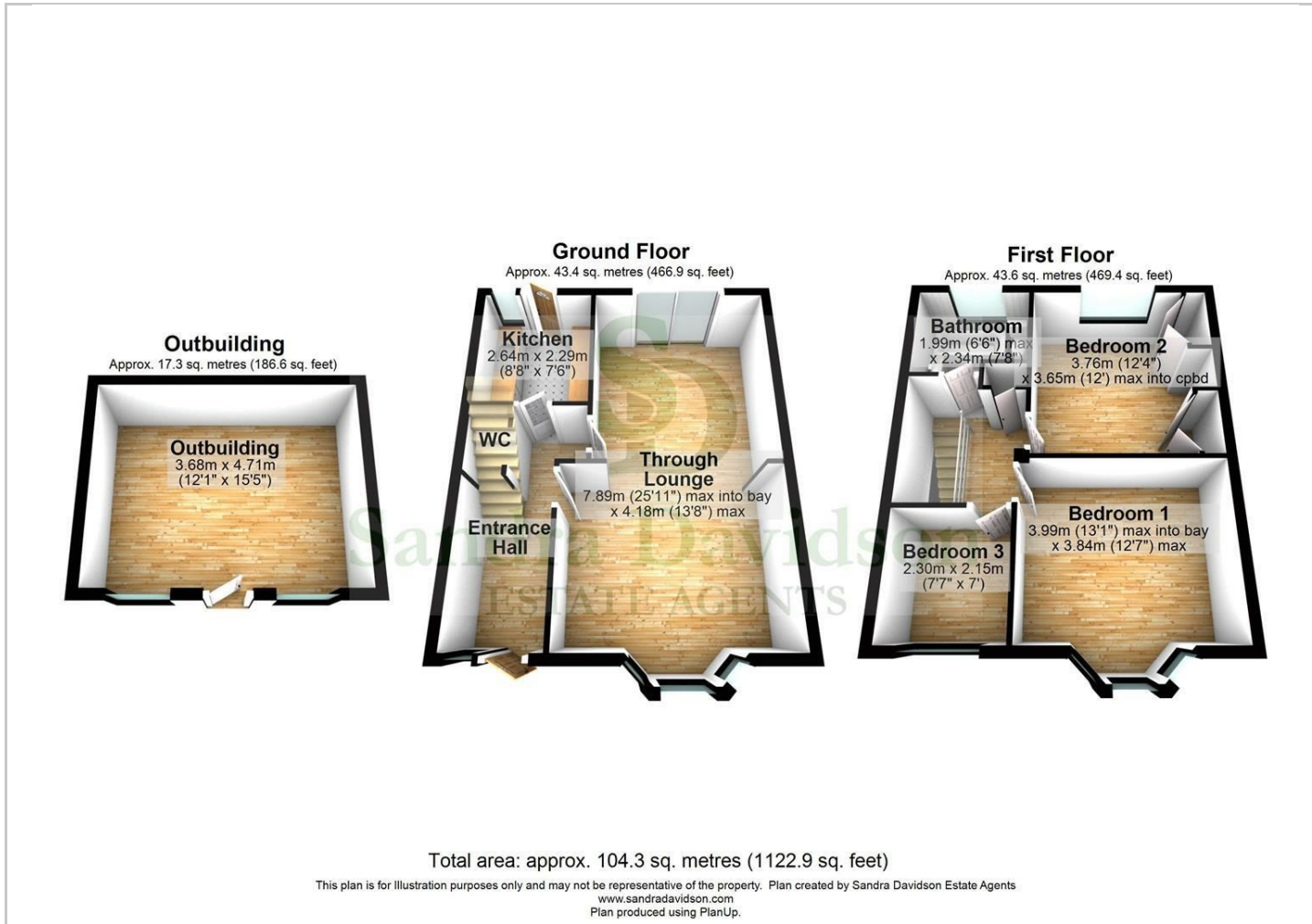
To the front is off street parking for multiple cars on own drive.

OUTBUILDING 15'5" x 12'1" (4.7m x 3.7m)
Via double glazed door, two double glazed windows to front, power and light





Floor Plans



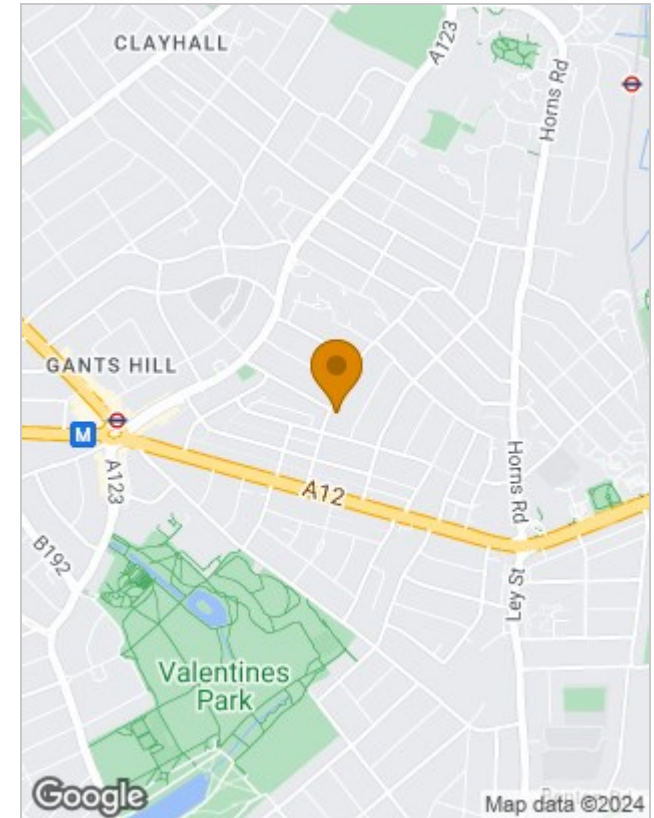
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	