



**Ashburton Avenue**

, Ilford, IG3 9ER

**Offers In Excess Of £550,000**

**Redbridge**

**E**

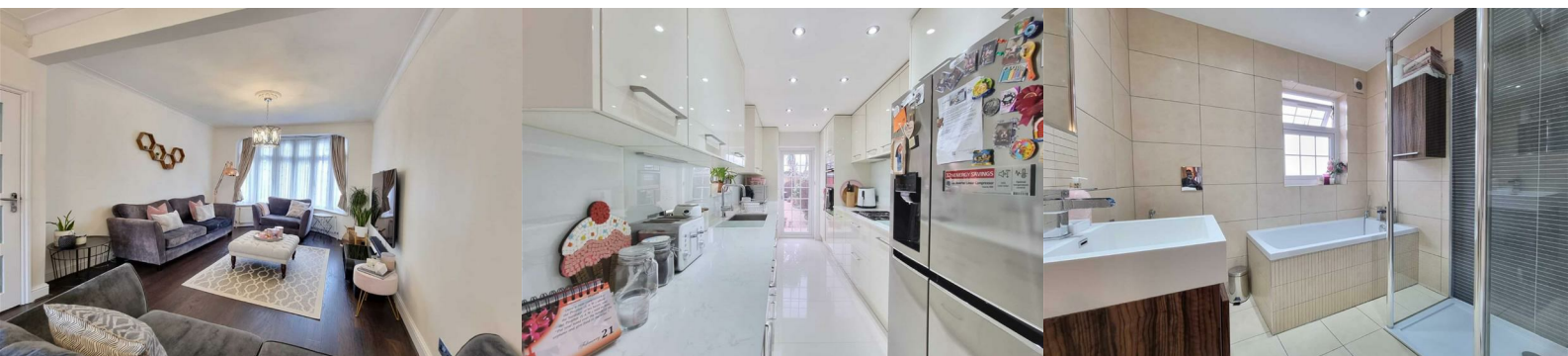


SOLD WITH NO CHAIN - GUIDE - £550,000 - £565,000

OFF STREET PARKING - REAR ACCESS TO GARDEN - KITCHEN EXTENSION

Sandra Davidson Estate Agents are pleased to present this well presented three bedroom middle terrace family home located in a quiet residential area. The accommodation comprises: Through lounge, modern extended kitchen, three good size bedrooms, spacious landing and large first floor family bathroom. Other benefits include double glazed windows, gas central heating and a good size rear garden.

Viewings are highly recommended.



## ENTRANCE PORCH

Double glazed. Tiled floor.

**THROUGH LOUNGE 30'10" into both bays x 12'5" (9.40 into both bays x 3.78)**

Double glazed bay window to front. Laminate flooring. Radiators. Double glazed door to rear bay to garden.

**GROUND FLOOR WC 5'7" x 2'4" (1.71 x 0.71)**

WC. Wash hand basin. Tiled floor to ceiling. Towel heater.

**KITCHEN/ BREAKFAST ROOM 20'6" x 7'5" (6.24 x 2.25)**

A range of wall and floor units. Gas hob. Electric oven. Space for fridge/freezer. Built in dish washer and washing machine. Tiled floor. Double glazed door and window to garden.

## FIRST FLOOR LANDING

**BEDROOM ONE 15'2" into bay x 11'10" (4.63 into bay x 3.61)**

Double glazed bay window to front. Carpeted floor. Radiator.

**BEDROOM TWO 15'6" into bay x 11'0" (4.73 into bay x 3.36)**

Double glazed bay window to rear. Carpeted floor. Radiator.

**BEDROOM THREE 8'9" x 7'0" (2.67 x 2.13)**

Double glazed oriel window to front. Carpeted floor. Radiator.

**FAMILY BATHROOM 7'9" x 7'2" (2.35 x 2.18)**

Tiled panel bath/. Walk-in shower unit. WC. Wash hand basin. Tiled floor to ceiling. Double glazed window to rear.

## EXTERIOR

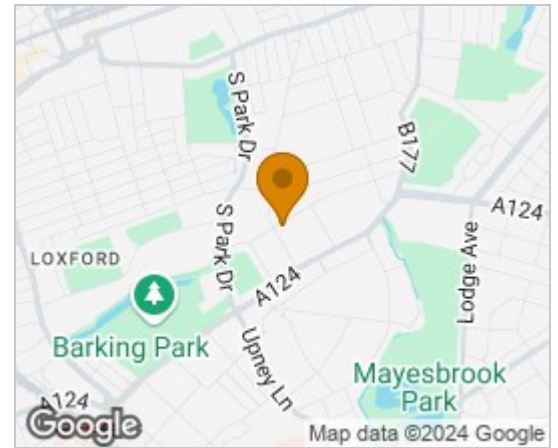
Rear - Good sized garden. Rear access. Patio area, rest laid to lawn

Front - Off street parking

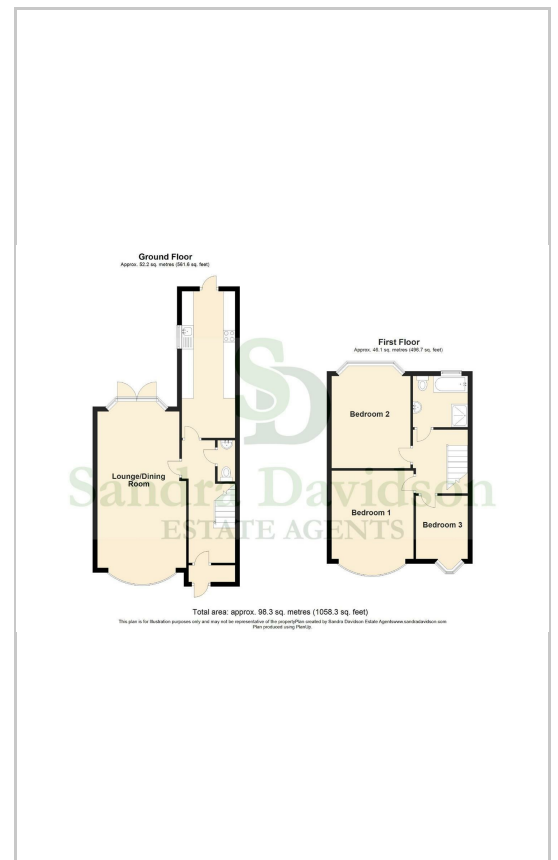
## AGENTS NOTES

No services or appliances have been tested by Sandra Davidson Estate Agents.

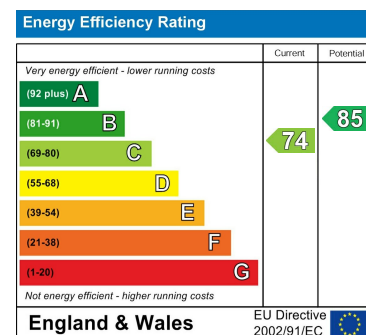
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

353 Green Lane, Seven Kings, Essex, IG3 9TH

Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>