



Ashburton Avenue, Ilford, IG3 9ER

Guide Price £675,000



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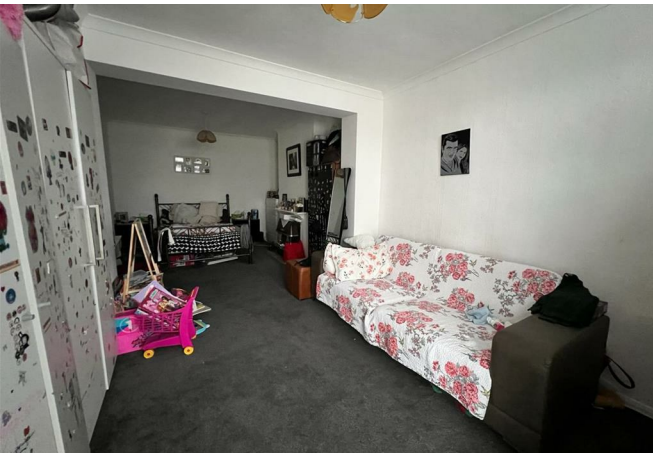
Iford, IG3 9ER

- EPC RATING D
- Two reception rooms
- Kitchen
- CHAIN FREE
- Five bedrooms
- Two bathrooms
- Garage

Guide Price £675,000 to £700,000

Sandra Davidson Estate Agents are privileged to have the opportunity to offer For Sale this spacious family home located behind the prestigious Seven Kings Bungalow Estate. The property benefits from a two reception rooms, a ground floor shower room, extended kitchen, five bedrooms and first floor family bathrooms. The property also benefits from gas central heating, double-glazed windows, off-street parking and garage. Viewings are highly recommended.

CHAIN FREE



## ENTRANCE

RECEPTION ONE 11'10" x 11'6" (3.61m x 3.51m)

RECEPTION TWO 24'6" x 11'6" (7.47m x 3.51m)

KITCHEN 15'11" x 11'1" (4.87m x 3.38m)

UTILITY ROOM 9'0" x 5'1" (2.76m x 1.57m)

SHOWER ROOM 9'0" x 3'6" (2.76m x 1.08m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 12'5" x 11'6" (3.79m x 3.51m)

BEDROOM TWO 12'0" x 10'4" (3.66m x 3.17m)

BEDROOM THREE 8'2" x 7'6" (2.49m x 2.30m)

BEDROOM FOUR 13'11" x 7'5" (4.25m x 2.28m)

BEDROOM FIVE

BATHROOM



EXTERIOR  
GARAGE  
AGENTS NOTE

48' (14.63m)

Directions

**Ground Floor**  
Approx. 79.0 sq. metres (850.1 sq. feet)



**First Floor**  
Approx. 58.4 sq. metres (628.6 sq. feet)

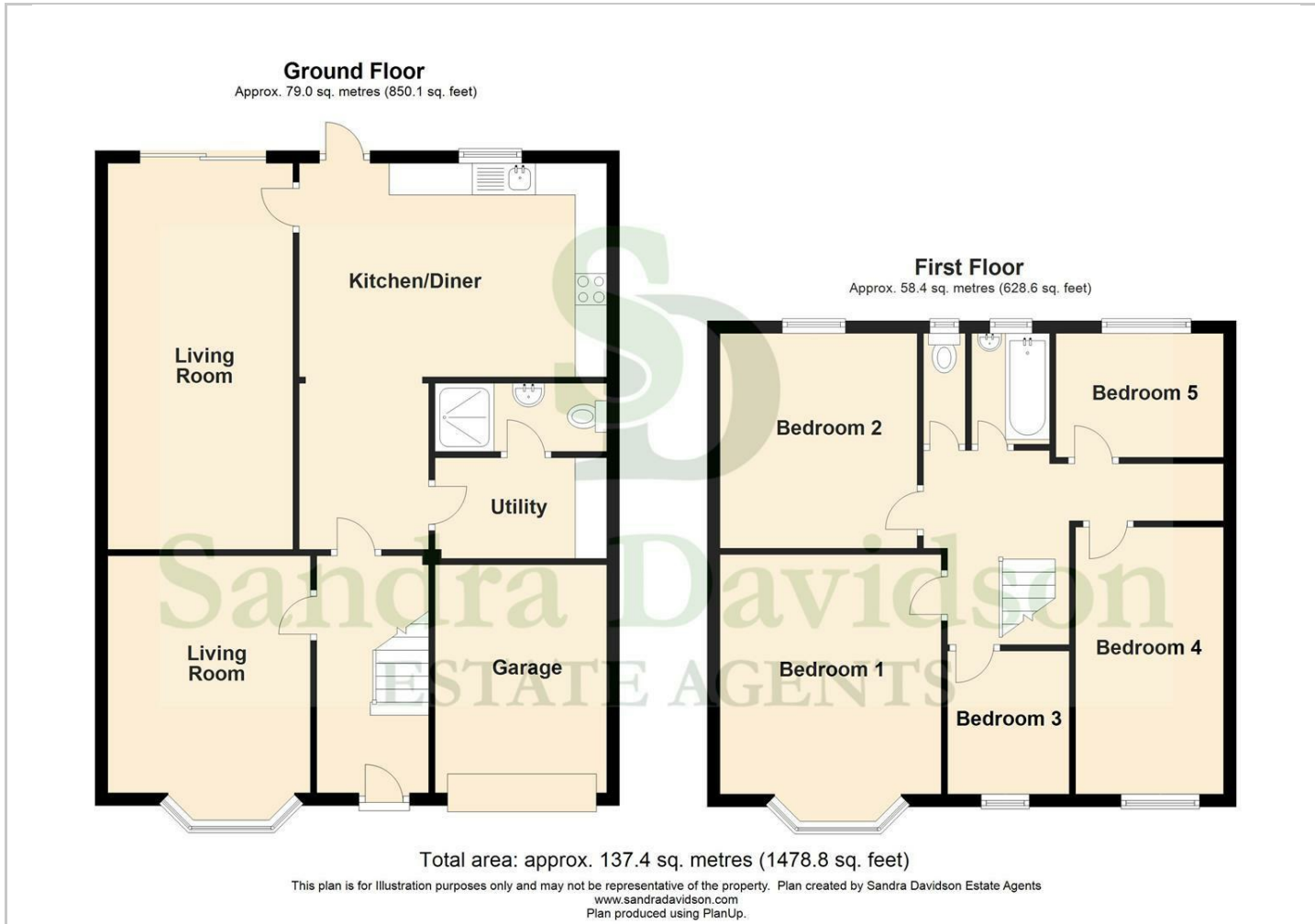


Total area: approx. 137.4 sq. metres (1478.8 sq. feet)

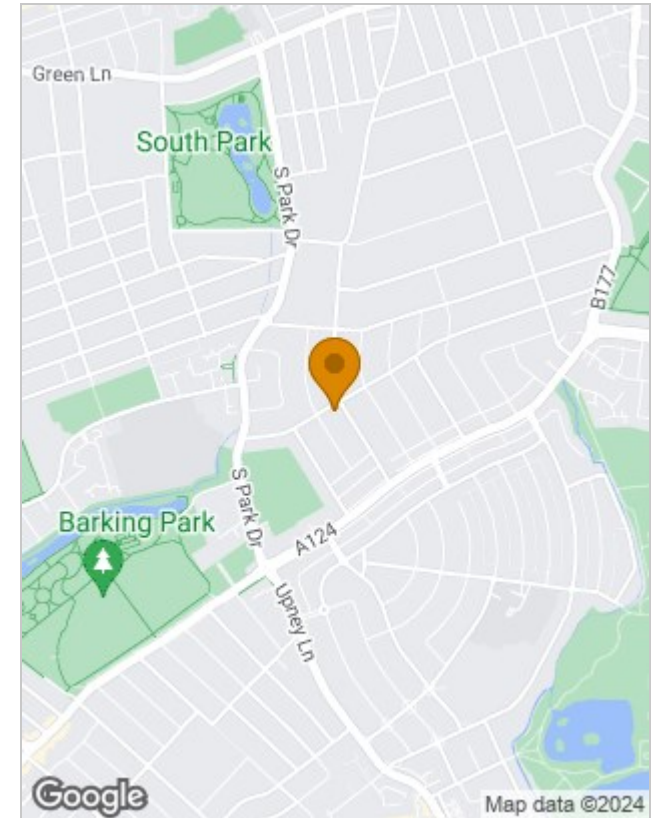
This plan is for illustrative purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents.



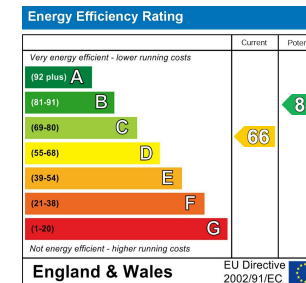
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.