



Ashburton Avenue, Ilford, IG3 9EL

Offers In Excess Of £550,000





# Ashburton Avenue

Ilford, IG3 9EL

- EPC RATING - E
- Two reception rooms
- Garage
- CHAIN FREE
- Three bedrooms
- Kitchen
- Off street parking

Sandra Davidson Estate Agents are pleased to present this three bedroom end of terrace family home, Located in a popular residential location, with a bus ride away from Ilford and Barking Town Centre. Seven Kings Station (Elizabeth Line - Zone 4) is close by. There is further potential for an extension (subject to planning permission). The accommodation comprises: two reception rooms, kitchen, three bedrooms and first floor family bathroom. The property also benefits from double glazing, gas central heating, rear garden and detached garage. Viewings are highly recommended.



## ENTRANCE

LOUNGE ONE 12'2" x 11'10" (3.73m x 3.63m)

LOUNGE TWO 13'1" x 11'3" (4.00m x 3.43m)

KITCHEN 9'5" x 7'4" (2.89m x 2.25m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 12'2" x 11'10" (3.73m x 3.63m)

BEDROOM TWO 13'1" x 11'3" (4.00m x 3.43m)

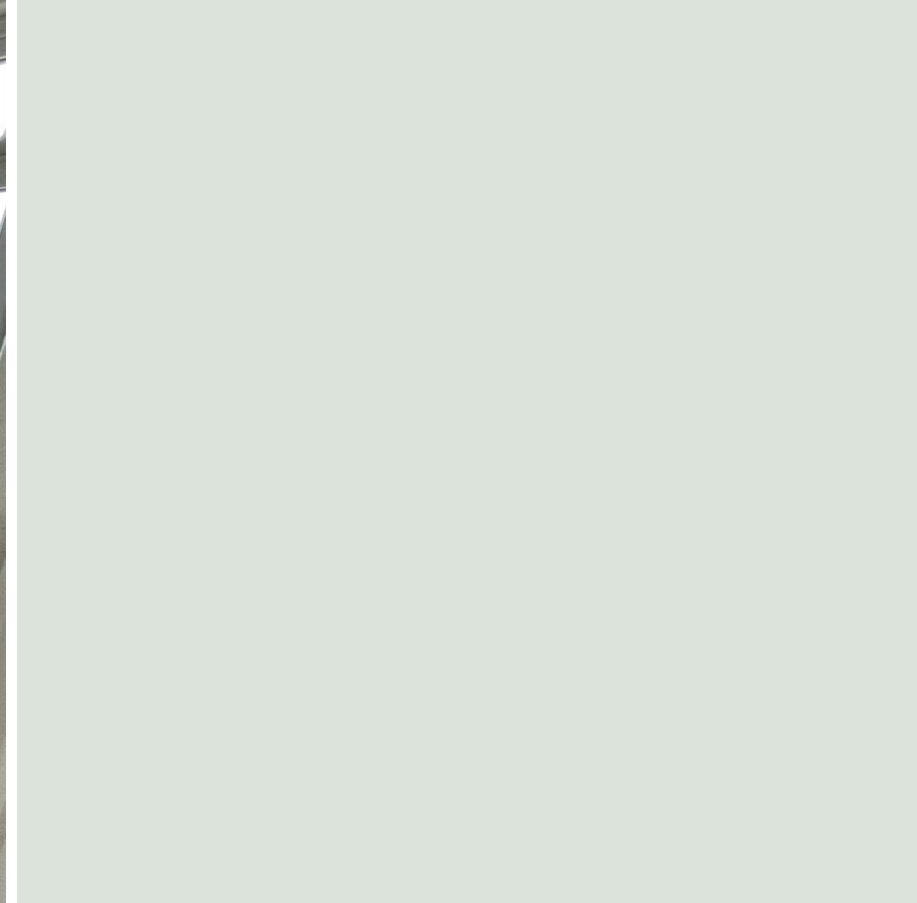
BEDROOM THREE 9'6" x 7'1" (2.90m x 2.17m)

BATHROOM 7'6" x 7'0" (2.29m x 2.14m)

EXTERIOR 50' (15.24m)

GARAGE

AGENTS NOTE

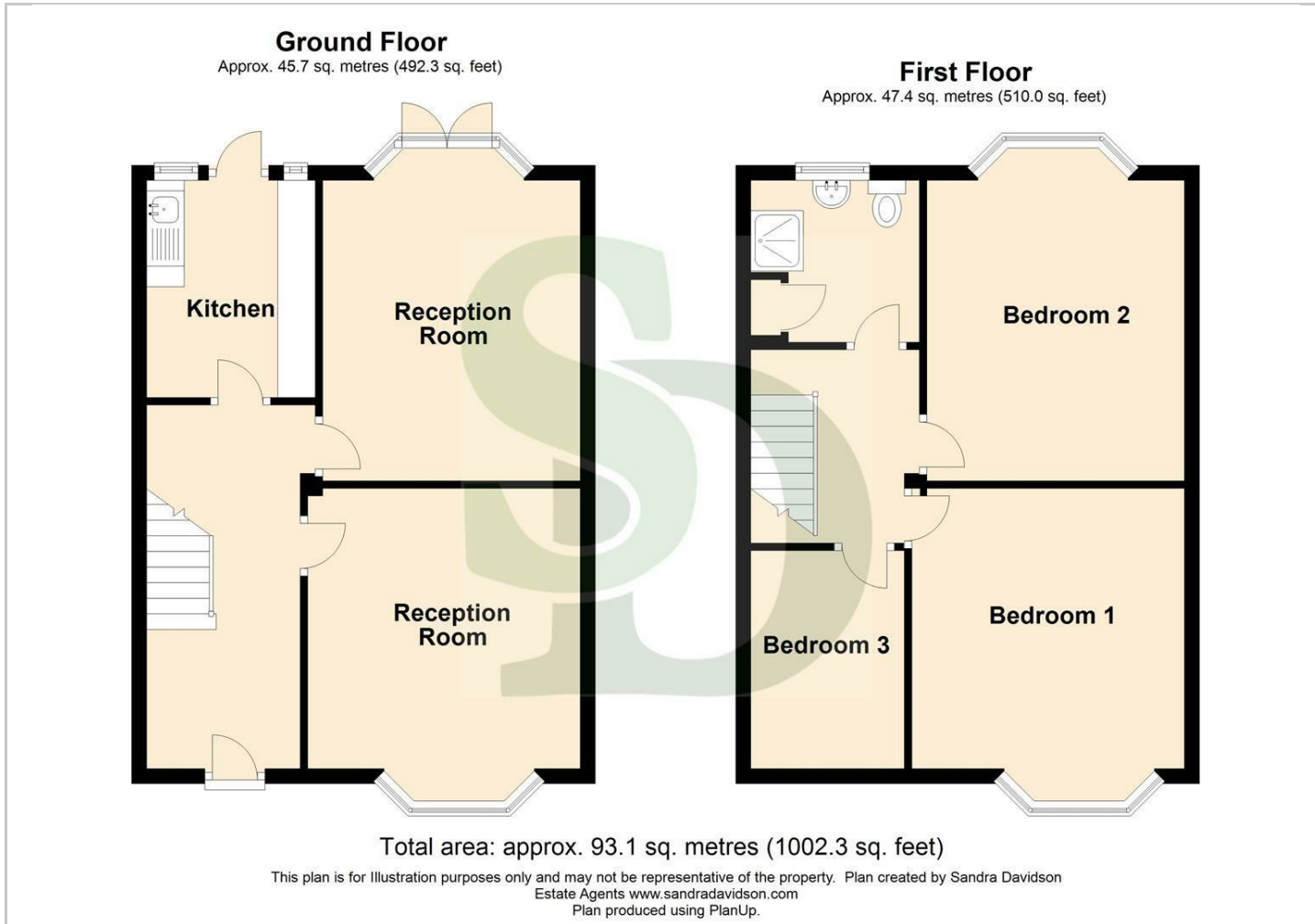


Directions





## Floor Plans



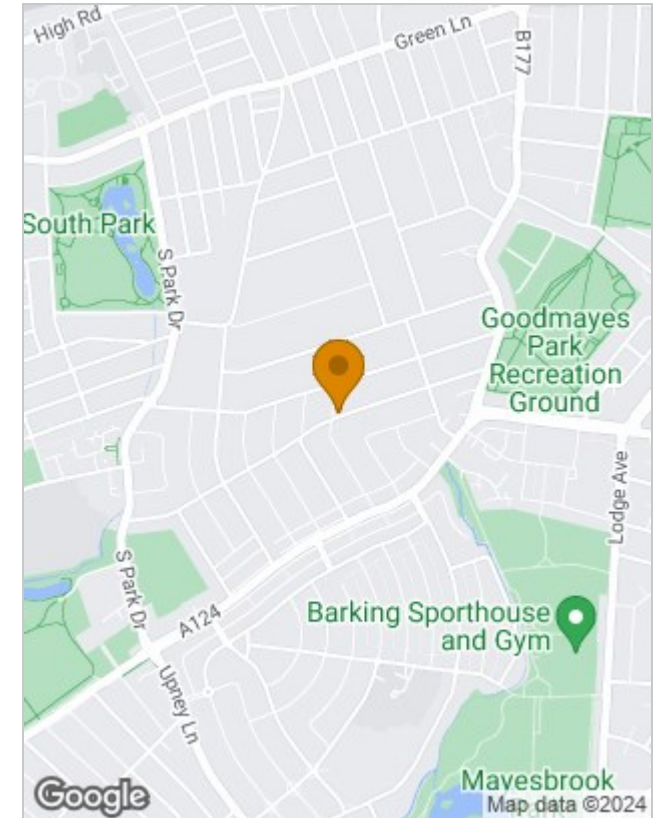
## Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH  
Tel: 020 8597 7372 Email: [sevenkings@sandradavidson.com](mailto:sevenkings@sandradavidson.com) <https://www.sandradavidson.com>

## Location Map



## Energy Performance Graph

