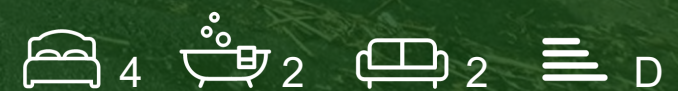




Ashgrove Road, Ilford, IG3 9XD

Offers In Excess Of £600,000





# Ashgrove Road

Iford, IG3 9XD

- EPC RATING D
- Approx 66' rear garden
- Close to Elizabeth Line
- Double glazing
- Four bedrooms
- Through lounge
- Brick built outbuilding
- Gas central heating

Sandra Davidson are pleased to present this spacious end of terrace family home situated between Gartmore Road and Granton Road. The property is close to Seven Kings and Goodmayes Station. Other local amenities such as local shops, public transport and schools are also nearby. The accommodation comprises: through lounge, additional reception area, extended kitchen, three bedroom, first floor family bathroom. The property also benefits from double glazing, gas central heating and brick built outbuilding. Viewings are highly recommended to avoid disappointment.



## ENTRANCE

## LOUNGE

28'7" (into bay) x 13'9" max (8.71 (into bay) x 4.18 max)

## RECEPTION TWO

12'2" x 11'10" (3.70 x 3.60)

## GROUND FLOOR SHOWER ROOM

## KITCHEN

21'3" x 7'5" (6.47 x 2.26)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

15'10" (into bay) x 12'6" (4.83 (into bay) x 3.82)

## BEDROOM TWO

12'7" x 12'5" (3.83 x 3.78)

## BEDROOM THREE

9'3" x 7'3" (2.81 x 2.20)

## BATHROOM

## STAIRS TO SECOND FLOOR

## BEDROOM FOUR

15'5" x 11'6" (4.70 x 3.50)





CLOAKROOM  
EXTERIOR  
AGENTS NOTE

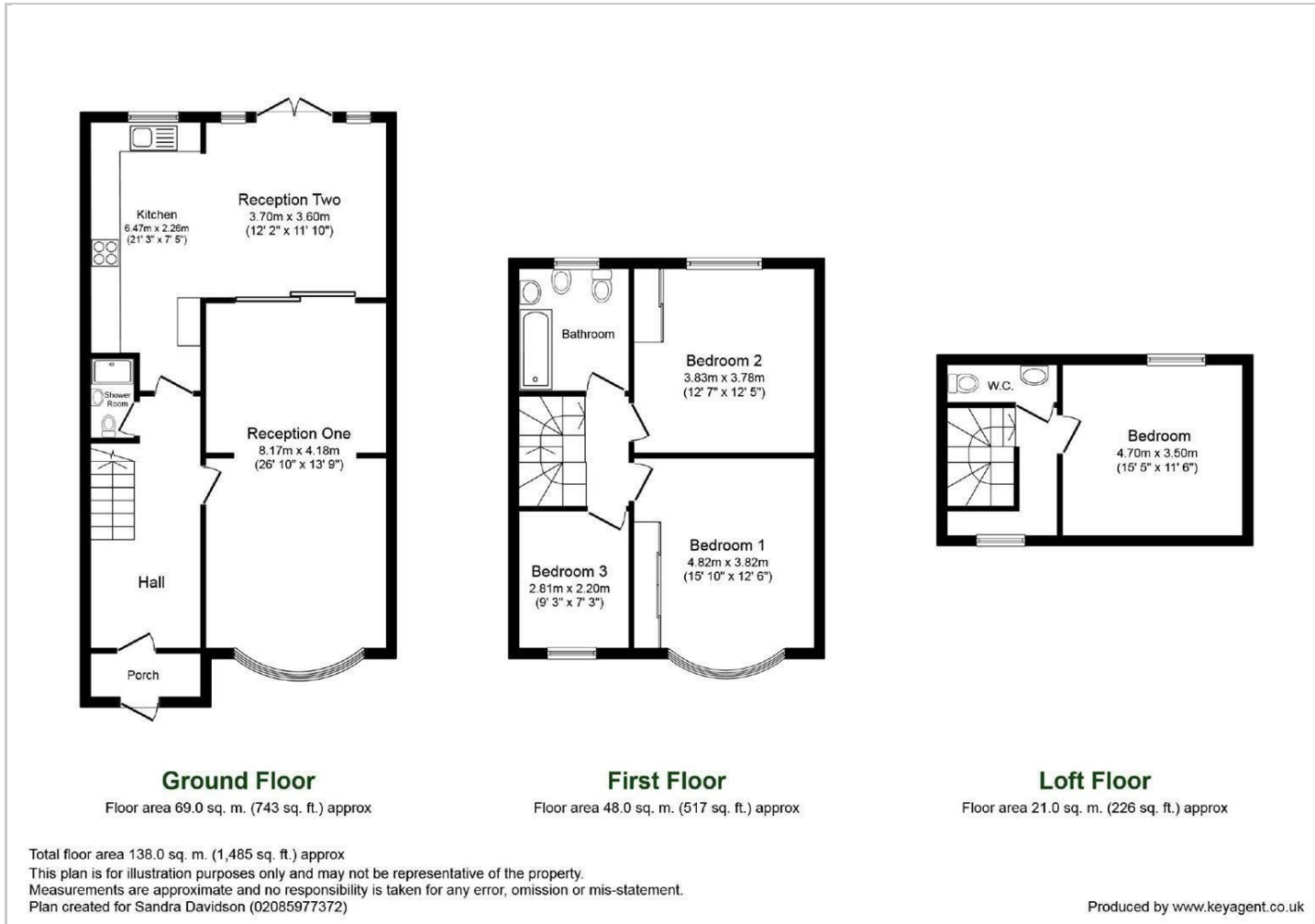
66' (20.12m)

Directions





## Floor Plans



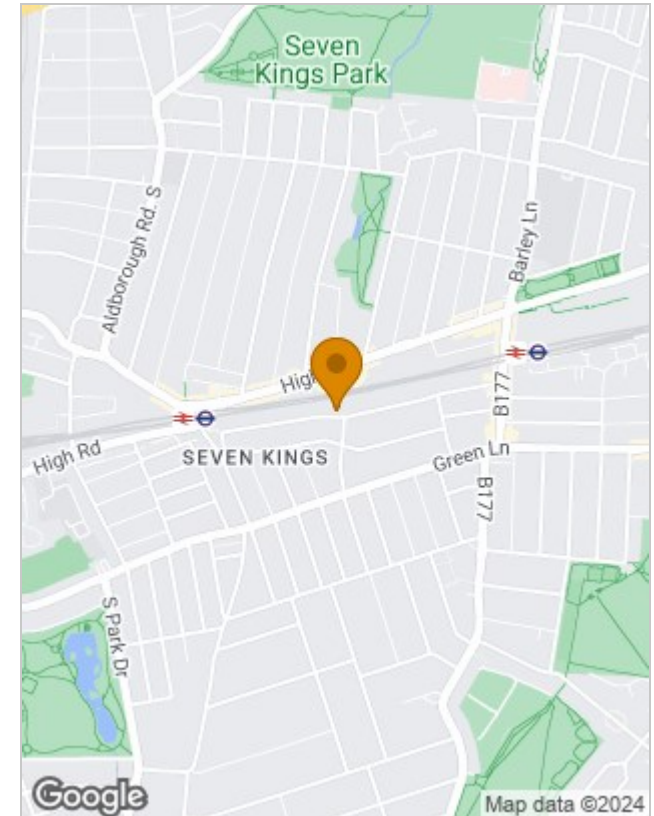
## Viewing

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.

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## Location Map



## Energy Performance Graph

