



Ashburton Avenue, Ilford, IG3 9EN

Offers In Excess Of £560,000



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# Ashburton Avenue

Ilford, IG3 9EN

- EPC RATING C
- Lounge
- Two bathroom
- Three bedrooms
- Kitchen
- Off street parking

Sandra Davidson Estate Agents are pleased to present this three bedroom middle 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 a lounge, kitchen, three bedrooms and two bathrooms. The property also benefits from double glazing, gas central heating, rear garden and off-street parking. Viewings are highly recommended.



## ENTRANCE

LOUNGE 27'2" x 12'5" (8.30m x 3.79m)

KITCHEN 11'1" x 7'7" (3.38m x 2.32m)

DINING AREA 17'3" x 11'10" (5.27m x 3.61m)

SHOWER ROOM 8'2" x 3'6" (2.51m x 1.07m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 12'7" c 11'2" (3.86m c 3.41m)

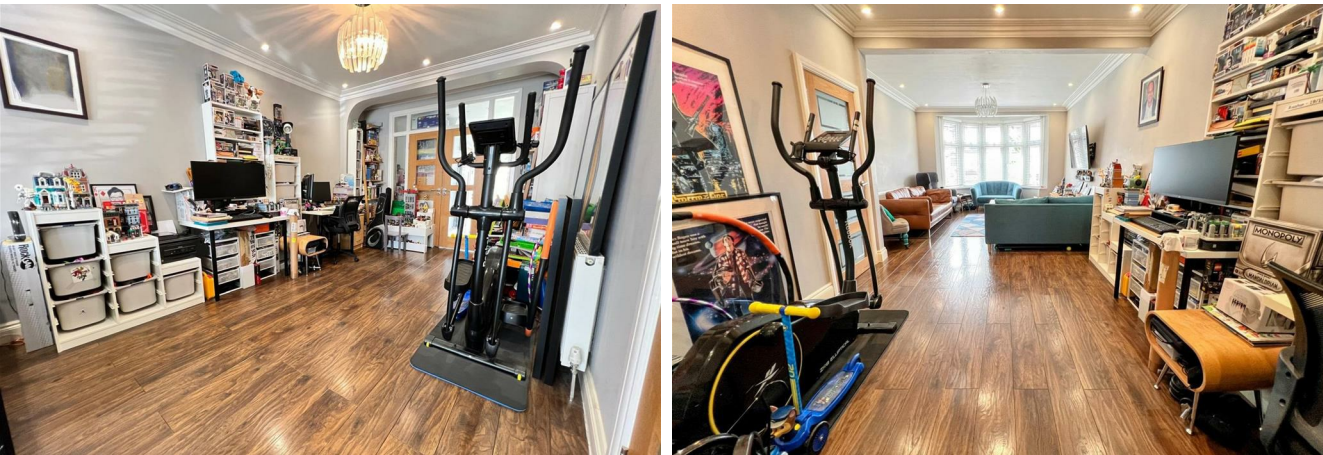
BEDROOM TWO 12'4" x 10'5" (3.78m x 3.20m)

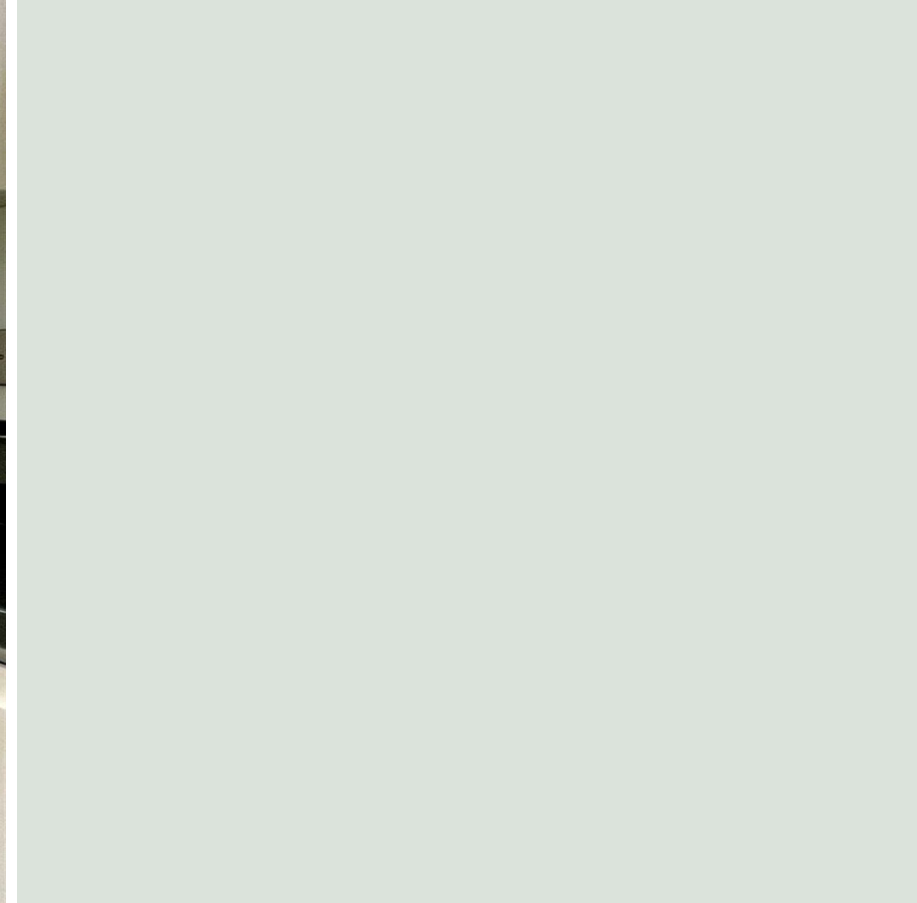
BEDROOM THREE 8'8" x 6'9" (2.66m x 2.08m)

BATHROOM 7'8" x 7'6" (2.36m x 2.29m)

EXTERIOR 53' (16.15m)

## AGENTS NOTE





Directions





## Floor Plans



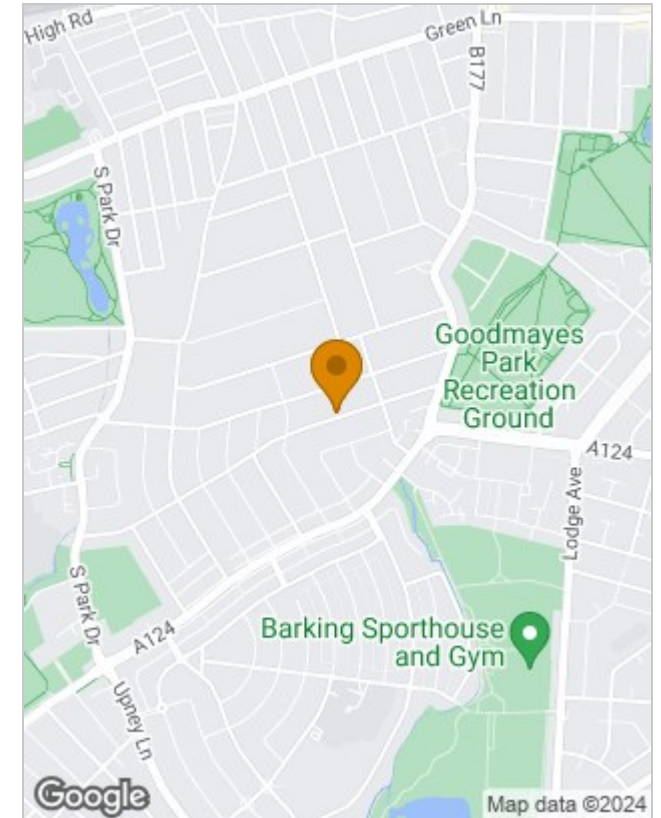
## Viewing

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.

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## Location Map



## Energy Performance Graph

