



Ashgrove Road, Goodmayes, IG3 9XF

£800,000



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# Ashgrove Road

Goodmayes, IG3 9XF

- EPC - D
- Conservatory
- Five Bedrooms
- Bathroom and Shower Room
- Parking for 2/3 Cars
- Through Lounge
- Kitchen/Diner
- Double Glazing
- Outbuilding

WHATS IMPORTANT? SIZE, LOCATION, PARKING? THIS HAS IT ALL!!!

Sandra Davidson are pleased to present this spacious extended end of terrace family home situated between Gartmore Road and Granton Road. The property is close to Goodmayes Station and other local amenities such as local shops, public transport and schools. The accommodation comprises: five bedrooms, two reception rooms including conservatory and extended kitchen. The property benefits from being extended to the rear, loft and first floor, has comfortable off street parking for two/three cars and a 50' rear garden with outbuilding.



ENTRANCE PORCH

THROUGH LOUNGE

28'10" into bay x 16'9" (8.8 into bay x 5.1)

KITCHEN/DINER

23'0" x 14'9" (7 x 4.5)

CONSERVATORY

23'7" x 14'1" (7.2 x 4.3)

SHOWER ROOM

10'5" x 2'9" (3.18m x 0.85m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

14'5" into bay x 10'11" max (4.4 into bay x 3.33 max)

BEDROOM TWO

15'1" x 9'8" (4.60 x 2.97)

BEDROOM THREE

11'7" x 10'6" (3.54 x 3.21)

BEDROOM FOUR

9'4" x 8'10" (2.85 x 2.70)

BATHROOM

6'6" x 6'3" (1.99 x 1.92)

STAIRS TO SECOND FLOOR



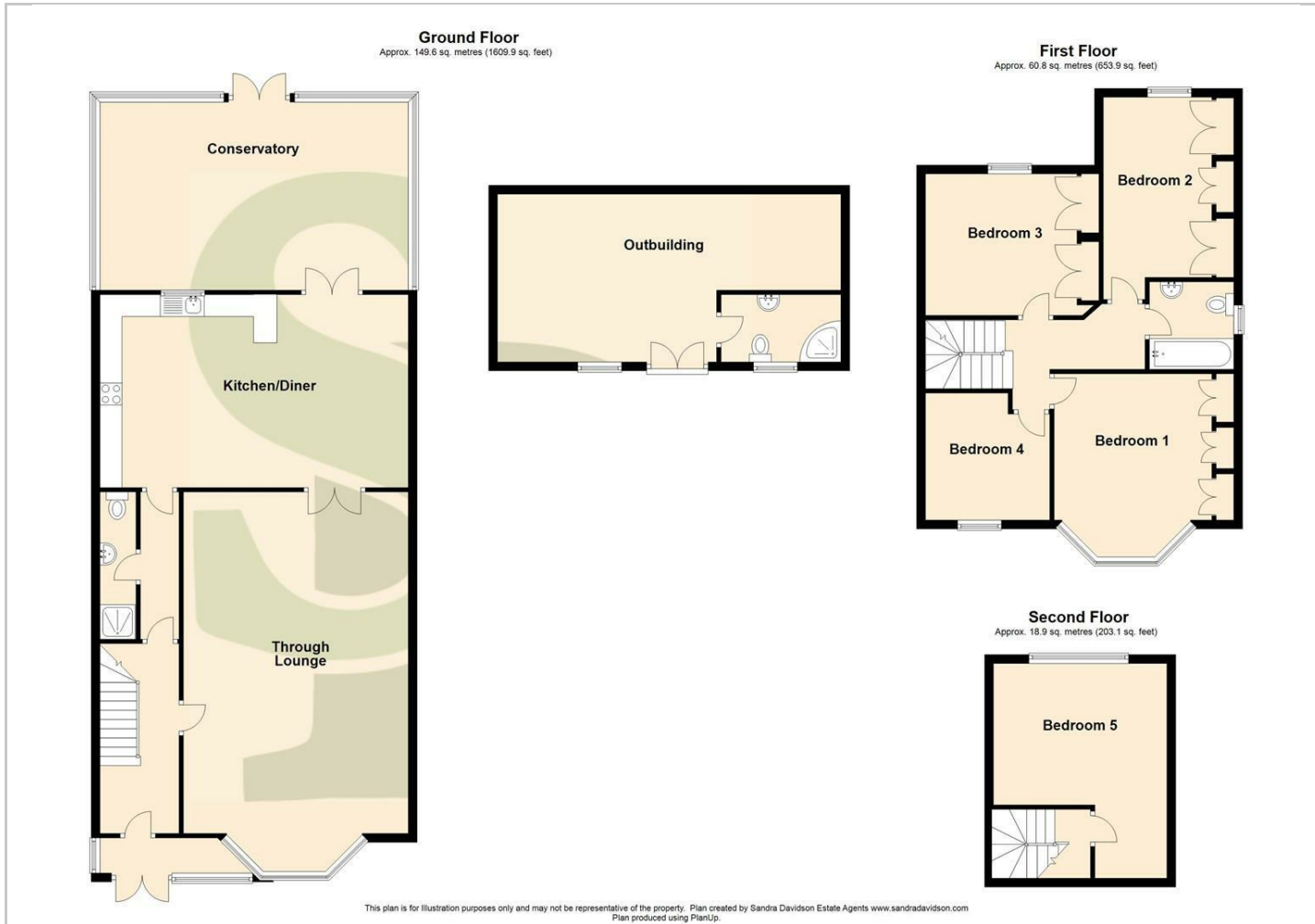
BEDROOM FIVE 15'10" max x 12'9" (4.83 max x 3.89)  
EXTERIOR  
OUTBUILDING 25'7" x 12'6" (7.82 x 3.82)  
AGENTS NOTE

[Directions](#)

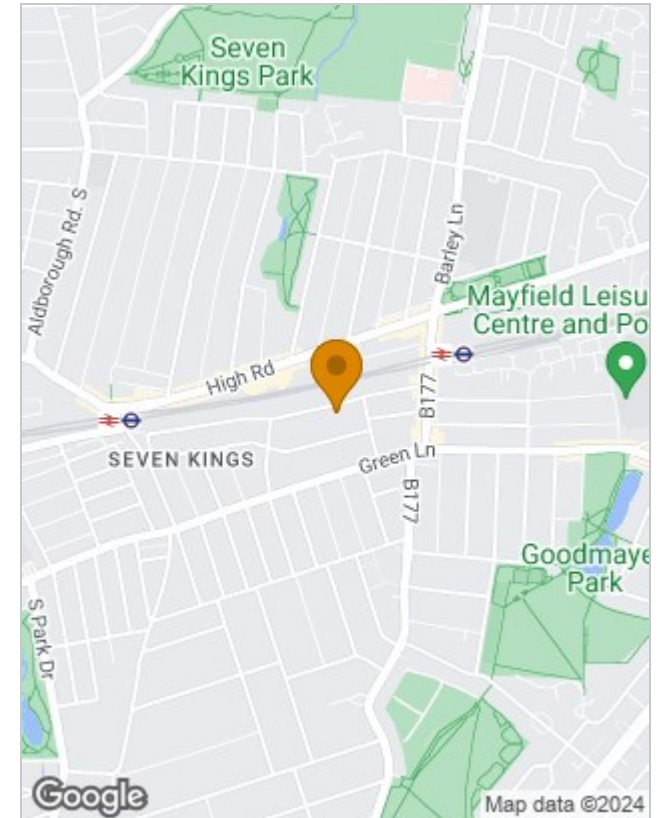




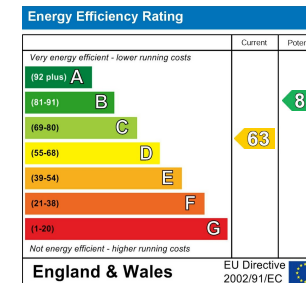
## Floor Plans



## 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.