



## Ashgrove Road, Ilford, IG39XE

### Offers in excess of £775,000

Double fronted house with plenty of potential.

Sandra Davidson Estate Agents are pleased to present this terraced, six bedroom double fronted family house with off street parking for three cars which has potential for a third car, located within close proximity of the local mosque and situated close to Goodmayes Station. The property also benefits from being close to local amenities such as shops and public transport giving further access to Ilford Town Centre. The accommodation comprises: six bedrooms, through lounge, an additional reception rooms, good size kitchen, bathroom on each floor and a dry cellar. The property also benefits from gas central heating and double glazing.

Viewings are recommended to avoid disappointment.





## ENTRANCE PORCH

### THROUGH LOUNGE 7.14m x 3.42m (23'5" x 11'3")

Double glazed window to front, 2 radiators, laminate floor, double doors leading direct to the garden.

### DINING ROOM 4.76m x 3.49m (15'7" x 11'5")

Double glazed bay window to front, radiators, laminate floor, doors leading into the kitchen.

### KITCHEN 3.45m x 3.19m (11'4" x 10'6")

Range of floor and wall units, double glazed window to the garden. Radiator. Door to Ground floor shower room and dining room.

### GROUND FLOOR SHOWER ROOM 2.38m x 2.11m (7'10" x 6'11")

Suite comprises: Walk in shower unit, tiled floor. Wash hand basing plumbing for washing machine. Door to Low level W/C. Double glazed window to garden.

### CELLAR 7.08m x 1.74m (23'3" x 5'9")

Dry Cellar. Great for storage.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE 4.97m x 3.49m (16'4" x 11'5")

Double glazed bay to front, radiator, fitted wardrobes, laminate flooring.

### BEDROOM TWO 4.61m x 2.80m to fitted wardrobe (15'1" x 9'2" to fitted wardrobe)

Double glazed bay window to front, radiator, fitted wardrobes, laminate flooring.

### BEDROOM THREE 3.43m x 3.10m (11'3" x 10'2")

Double glazed window to rear, radiator, fitted wardrobes, laminate flooring.

### BEDROOM FOUR 3.41m x 1.81m (11'2" x 5'11")

Double glazed window to rear, radiator, fitted wardrobes, laminate flooring.

### FIRST FLOOR BATHROOM 2.41m x 1.45m (7'11" x 4'9")

Suite comprising: panelled bath, wash hand basin, low level W/C.

## SECOND FLOOR LANDING

### BEDROOM FIVE 4.34m x 3.75m (L-shaped room) please see FP (14'3" x 12'4" (L-shaped room) please see FP)

Please see floorplan -

Double glazed window to rear, additional velux window, radiator, laminate flooring.

### BEDROOM SIX 4.17m x 3.66m (L-shaped room) Please see FP (13'8" x 12'0" (L-shaped room) Please see FP)

Please see floorplan -

Double glazed window to rear, additional velux window, radiator, laminate flooring.

### SECOND FLOOR SHOWER ROOM 1.55m x 1.36m (5'1" x 4'6")

Suite comprises: Walk in shower unit, tiled floor. Door to Low level W/C. Double glazed window to garden.

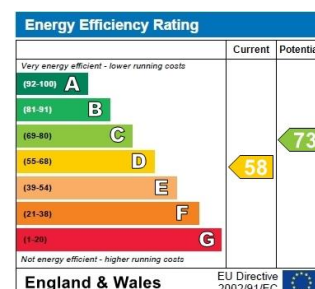
## EXTERIOR

Paved front garden with parking for two cars (potential to add an extra car parking space)

Mainly laid to lawn in the rear garden.

## AGENTS NOTES

No services or appliances have been tested by Sandra Davidson Estate agents.







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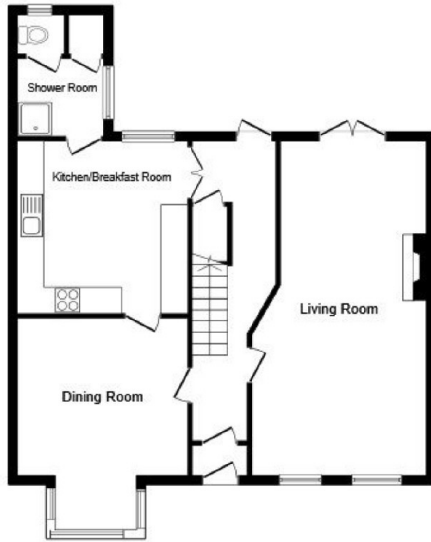
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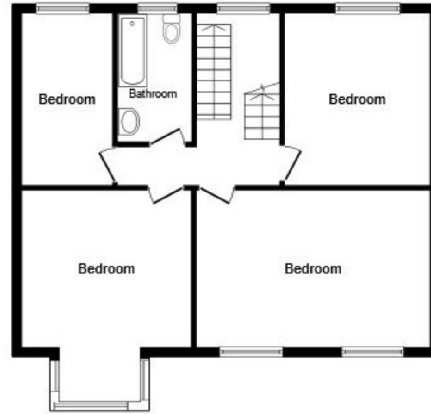
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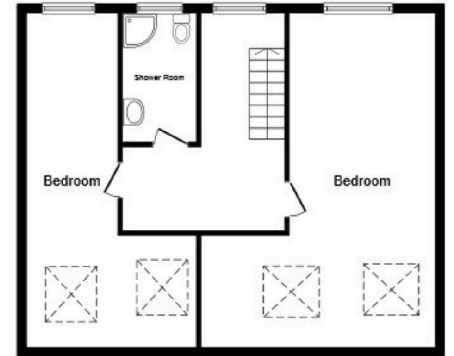
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**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.