



Ashburton Avenue, Ilford, IG3 9EN

Offers In Excess Of £525,000







# Ashburton Avenue

Iford, IG3 9EN

- EPC RATING E
- Lounge
- Bathroom
- Three bedrooms
- Kitchen
- 78' Garden

Sandra Davidson Estate Agents are pleased to present this three bedroom middle terrace family home. Located just off Goodmayes Lane, with local bus routes, schools and shopping facilities close by. The accommodation comprises: lounge, kitchen, three bedrooms and first floor family bathroom. Other features include double glazed windows, gas central heating and rear garden. The property also offers scope for further extension to the rear, subject to local authority consent. Viewings are highly recommended.



## ENTRANCE

LOUNGE 24'10" x 12'6" (7.57m x 3.82m)

KITCHEN 10'11" x 7'8" (3.35m x 2.36m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 12'5" x 11'1" (3.79m x 3.40m)

BEDROOM TWO 12'6" x 10'5" (3.82m x 3.18m)

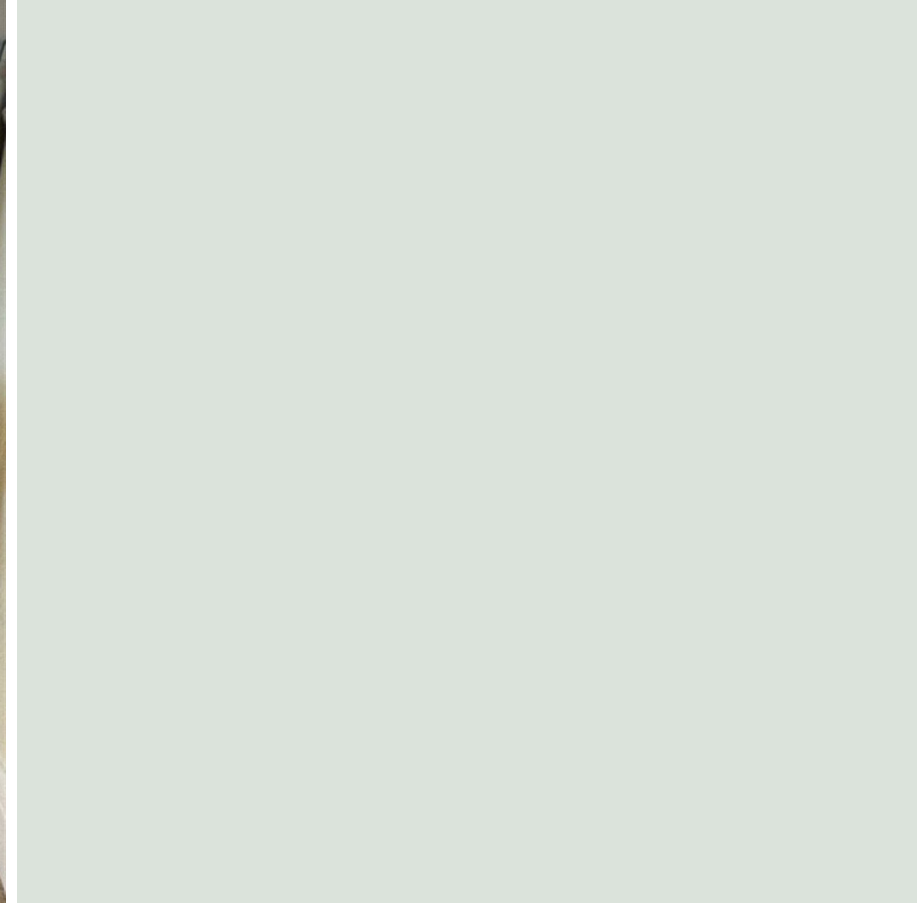
BEDROOM THREE 8'9" x 6'11" (2.68m x 2.13m)

BATHROOM 7'8" x 4'9" (2.36m x 1.45m)

EXTERIOR 78' (23.77m)

## AGENTS NOTE





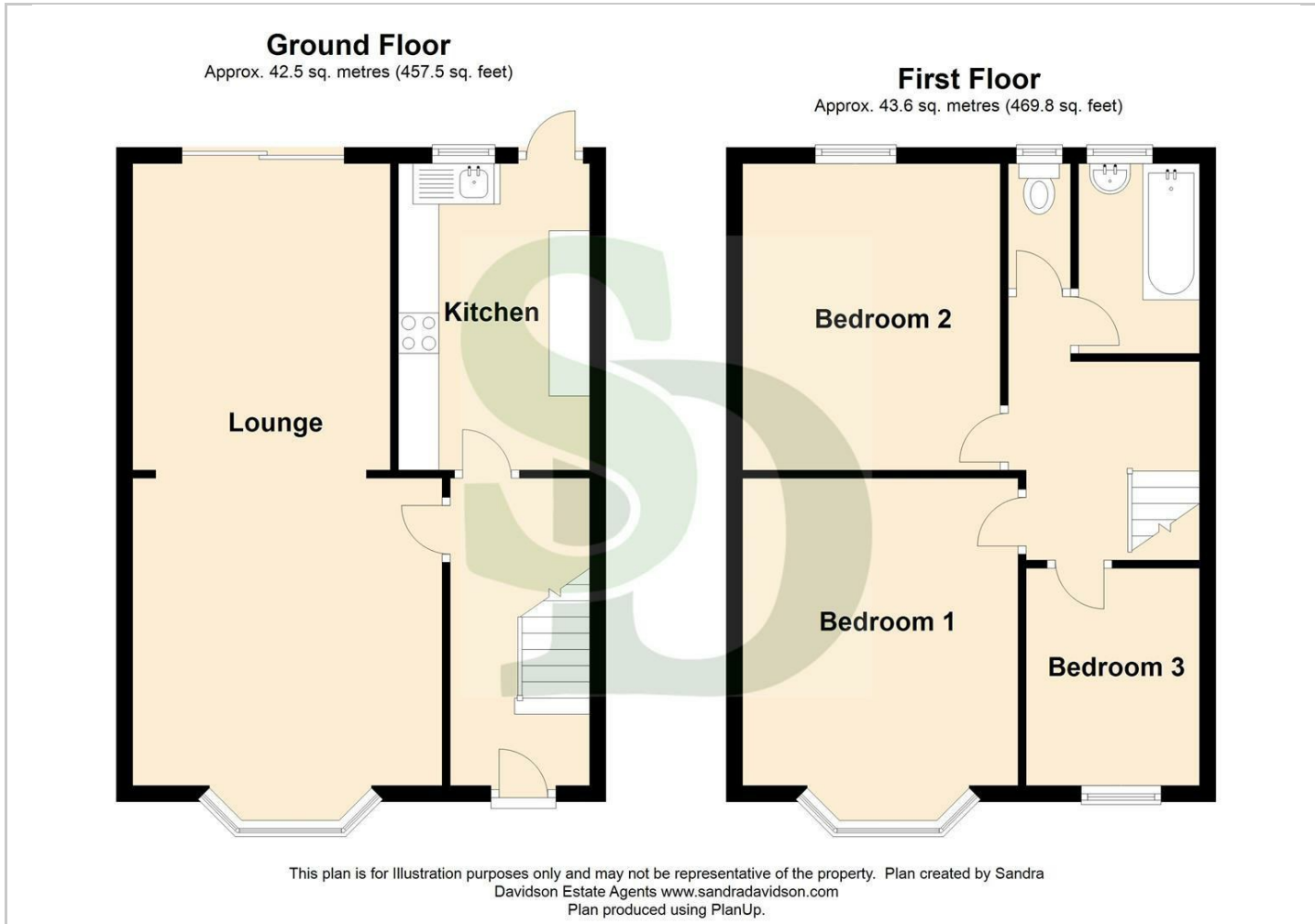
Directions







## Floor Plans



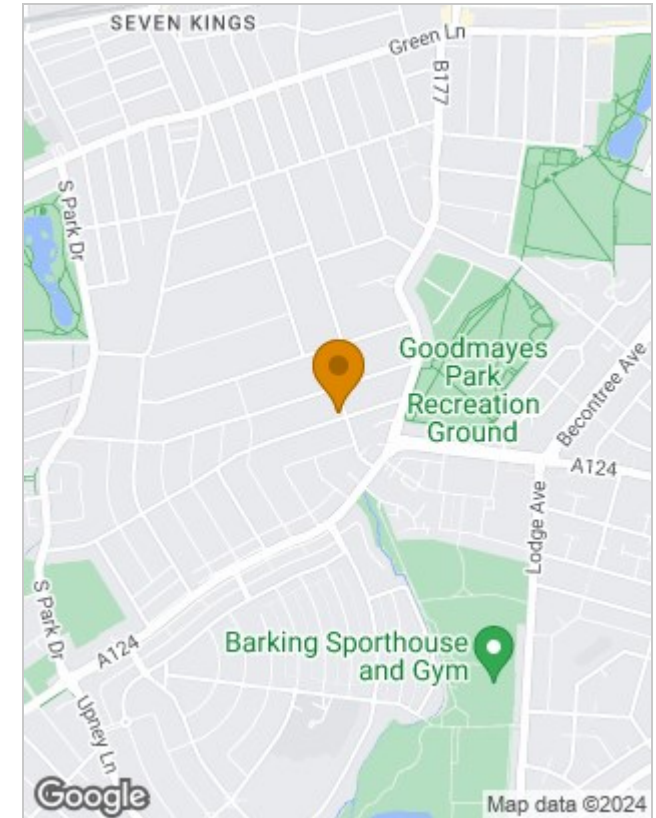
## Viewing

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

