





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

A RARE OPPORTUNITY has arisen to acquire this larger than average Seven bedroom end of terrace property. Conveniently located in the sought after Ashgrove Road, Goodmayes, IG3 on a corner plot, boasting THREE RECEPTION ROOMS, KITCHEN/DINER, GARAGE, OFF STREET PARKING (DRIVEWAY), FIRST FLOOR BATHROOM, SIDE ACCESS & ADDITIONAL WAREHOUSE (Accessed via Granton Road). In our opinion, this property offers further potential to expand/develop (subject to planning permission).

Conveniently positioned only a few minutes walk from Goodmayes TFL Rail Station, local schools, parks and amenities.

(Offers which are subject to planning are not invited)

Contact us to view to attend our Open House. now!

EPC Rating: Awaiting
Council Tax Band: E

- CORNER PLOT
- DETACHED
- ADDITIONAL WAREHOUSE TO REAR
- SIDE ACCESS
- OFF STREET PARKING
- DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)
- KITCHEN/DINER
- THREE RECEPTION ROOMS
- NEAR GOODMAYES STATION
- CLOSE TO LOCAL AMENITIES