Sandra Davidson
ESTATE AGENTS

Ashburton Avenue, Ilford, IG3 9ET

£695,000

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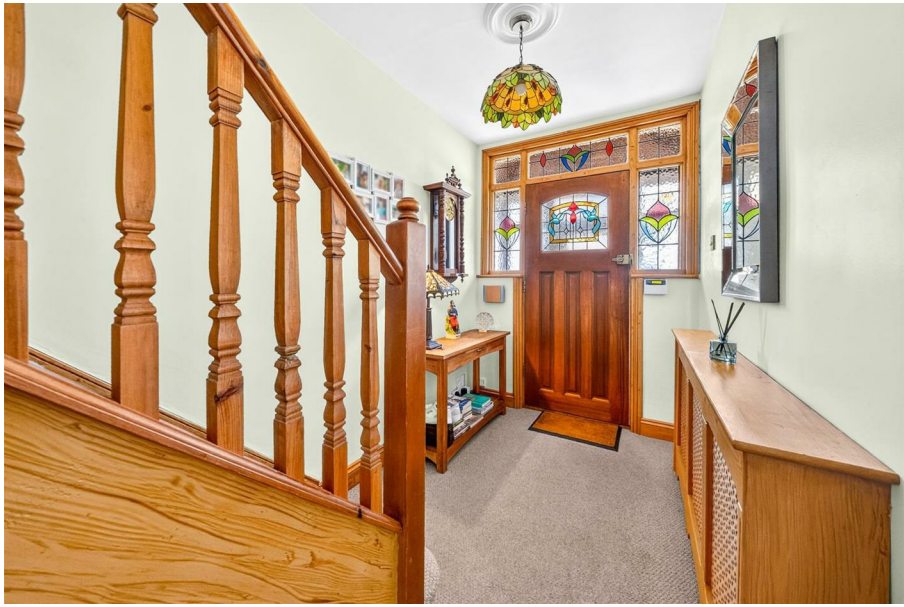


- EPC - D
- TWO BATHROOMS AND GROUND FLOOR WC
- FANTASTIC GARDEN
- DOUBLE GLAZED WINDOWS
- POTENTAL FOR FURTHER EXTENSIONS TO REAR AND LOFT
- FOUR BEDROOM HOUSE
- GARAGE AND DRIVE WAY
- GAS CENTRAL HEATING
- FANTASTIC CONDITION
- A HOUSE FOR A GROWNING FAMILY

Nestled in the charming neighbourhood of Ashburton Avenue, Ilford, this delightful end terrace house offers a perfect blend of space and comfort for families or those seeking a bit more room to breathe. With four generously sized bedrooms, this property provides ample accommodation for both relaxation and privacy.

The house boasts three well-appointed reception rooms, ideal for entertaining guests or enjoying quiet family evenings. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The two bathrooms and a ground floor WC ensure that morning routines run smoothly, catering to the needs of a busy household.

For those with vehicles, the property offers convenient parking for up to three cars, a valuable feature in this bustling area. The location is not only practical but also provides easy access to local amenities, schools, and transport links, making it an excellent choice for families and commuters alike.

This end terrace house on Ashburton Avenue is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious home. Don't miss the chance to make this property your own.

ENTRANCE PORCH	
RECEPTION ONE	15'2" into bay x 12'11" (4.64m into bay x 3.96m)
DINING AREA	13'6" x 12'5" (4.13m x 3.81m)
KITCHEN	16'10" max x 12'6" max (5.14m max x 3.83m max)
CONSERVATORY	12'11" x 10'5" (3.94m x 3.19m)
GARAGE	12'11" x 7'5" (3.95m x 2.27m)
GROUND FLOOR WC	4'3" x 2'4" (1.31m x 0.73m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	15'3" into bay x 11'3" (4.65m into bay x 3.43m)
BEDROOM TWO	12'0" x 10'5" (3.67m x 3.18m)
BEDROOM THREE	8'2" x 7'6" (2.50m x 2.29m)

FIRST FLOOR BATHROOM 8'3" x 5'10" (2.54m x 1.78m)

BEDROOM FOUR 15'1" x 7'3" (4.61m x 2.22m)

FIRST FLOOR SHOWER ROOM 7'8" x 4'1" (2.34m x 1.25m)

EXTERIOR

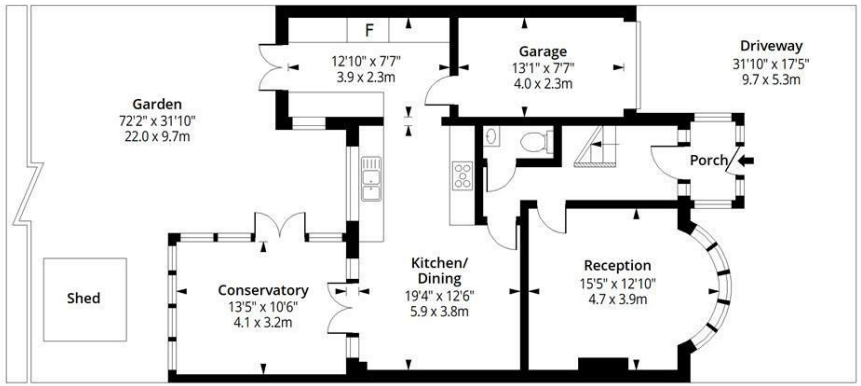
AGENTS NOTE

Directions

Floor Plans

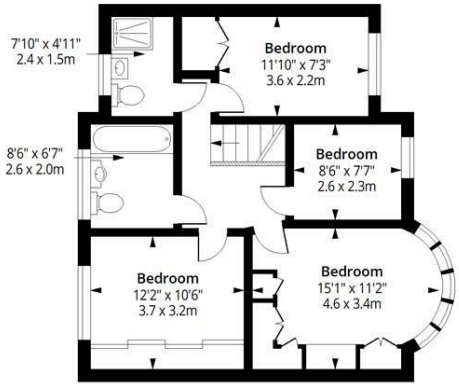
Ashburton Avenue IG3

Approx. Gross Internal Area 1468 Sq Ft - 136.38 Sq M
Approx. Gross Garage Area 102 Sq Ft - 9.48 Sq M



Ground Floor

Floor Area 796 Sq Ft - 73.95 Sq M



First Floor

Floor Area 672 Sq Ft - 62.43 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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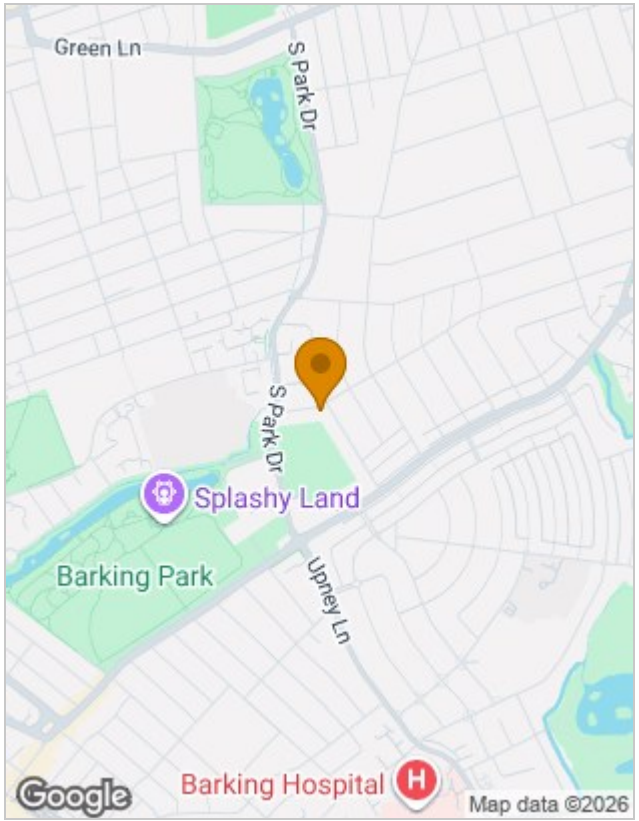
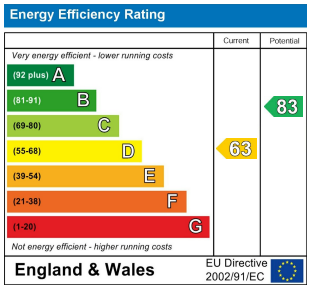
Date: 11/8/2026

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.

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