



Ashburton Avenue, Ilford, IG3 9EJ

Offers In Excess Of £750,000





Ashburton Avenue

Ilford, IG3 9EJ

- EPC - D
- THREE BATHROOMS
- 6m GROUND FLOOR EXTENSION
- GREAT LOCATION FOR SCHOOLS
- GOOD SIZE GARDEN
- FIVE BEDROOM HOUSE
- THROUGH LOUNGE
- DOUBLE GLAZED WINDOWS
- DRIVEWAY FOR UPTO THREE CARS

Situated in the sought-after Ashburton Avenue in Ilford, this remarkable house presents an exceptional opportunity for families seeking both space and comfort. With five generously proportioned bedrooms, or the option to utilise four bedrooms and an office, this home caters to a variety of living arrangements, ensuring that everyone has their own sanctuary. The property features three well-appointed bathrooms, providing ample convenience for busy family life and ensuring that mornings run smoothly.

As you step inside, you are greeted by a spacious reception room, which serves as an inviting gathering space for family and friends. The thoughtful layout of the house promotes both functionality and warmth, creating a delightful atmosphere for everyday living. Additionally, the property offers parking for up to three vehicles, a highly desirable feature in this vibrant area.

The location of Ashburton Avenue is particularly advantageous, with excellent access to local amenities, reputable schools, and efficient transport links, making it an ideal choice for families and commuters alike. Furthermore, there is potential for a loft conversion and a double-storey side extension, subject to planning permission, allowing for further enhancement of this already impressive home.

This house is more than just a property; it is a place where cherished memories can be created. With its generous space, modern conveniences, and prime location, it stands as a wonderful opportunity for anyone looking to establish their new home in Ilford. Do not let this chance pass you by; make this charming house your own and start your next chapter.



ENTRANCE

THROUGH LOUNGE

31'10" into bay x 11'5" (9.72m into bay x 3.48m)

KITCHEN-DINER

24'8" x 18'7" (7.52m x 5.67m)

BEDROOM FOUR

11'8" x 7'0" (3.57m x 2.14m)

ENSUITE

6'9" x 2'4" (2.07m x 0.73m)

BEDROOM FIVE/ OFFICE

9'5" x 6'7" (2.89m x 2.01m)

GROUND FLOOR BATHROOM

8'9" x 5'5" (2.69m x 1.67m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

15'11" into bay x 10'11" (4.87m into bay x 3.35m)

BEDROOM TWO

15'0" into bay x 10'0" (4.59m into bay x 3.05m)





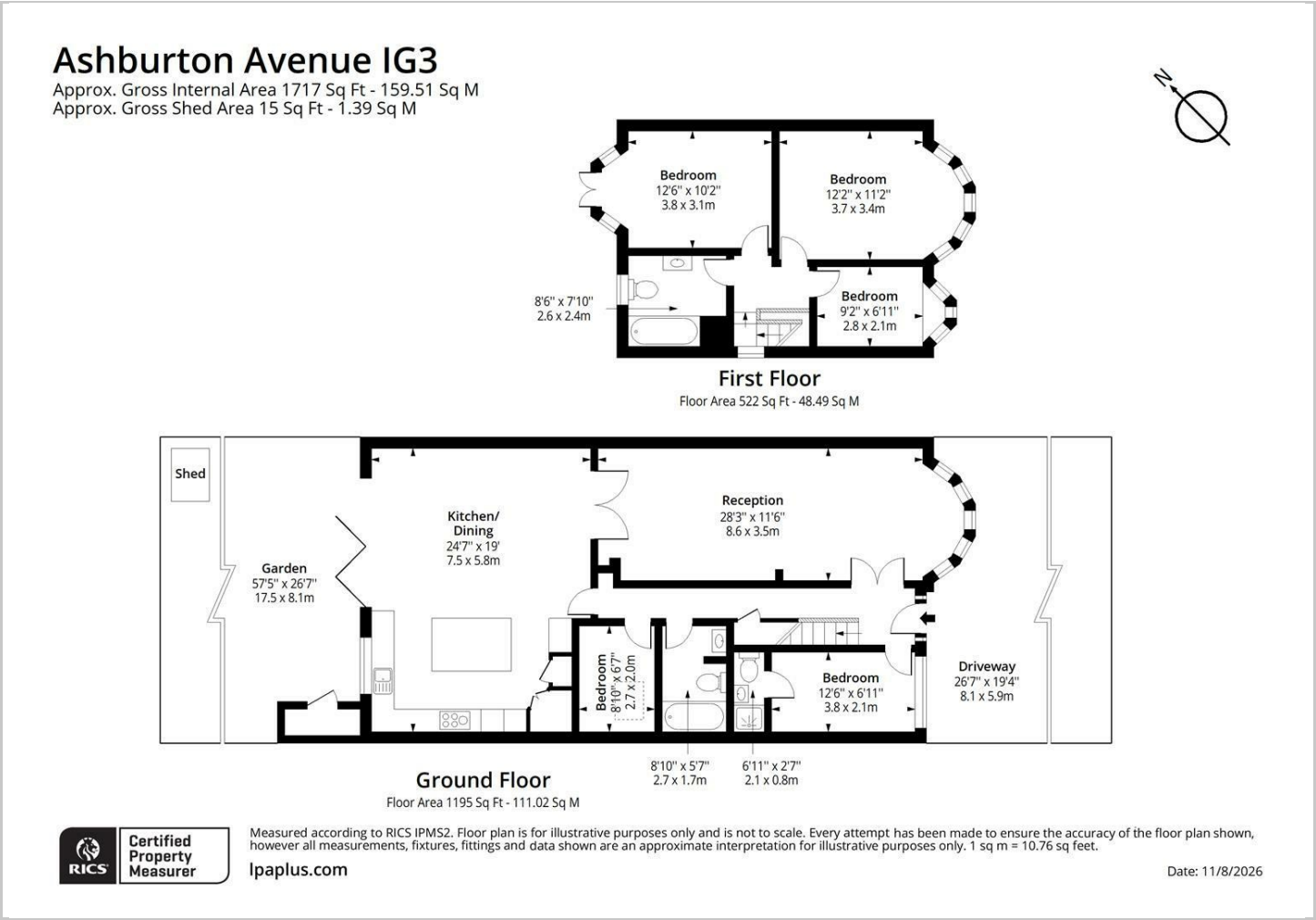
BEDROOM THREE 8'9" x 6'10" (2.67m x 2.10m)
FIRST FLOOR BATHROOM 7'8" x 7'8" (2.35m x 2.34m)
EXTERIOR
AGENTS NOTE

Directions





Floor Plans



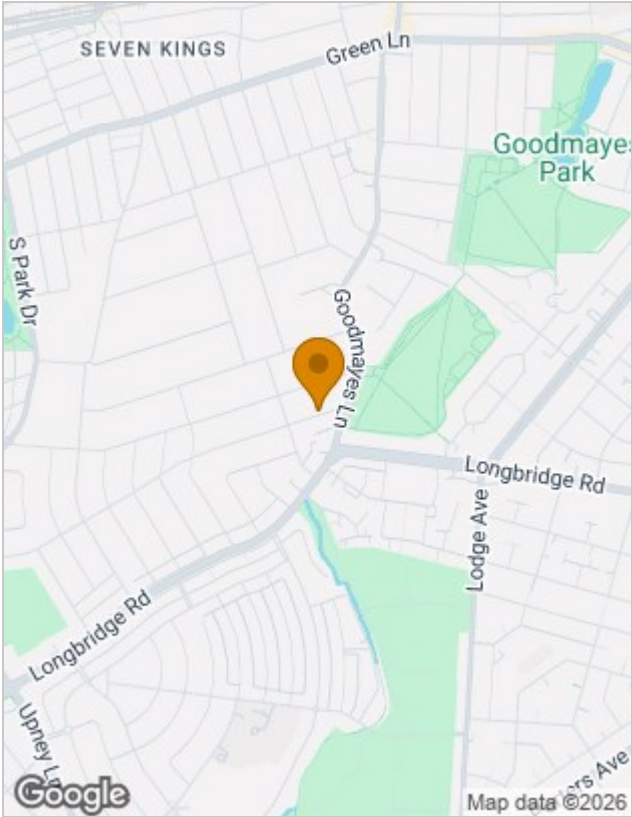
Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

