



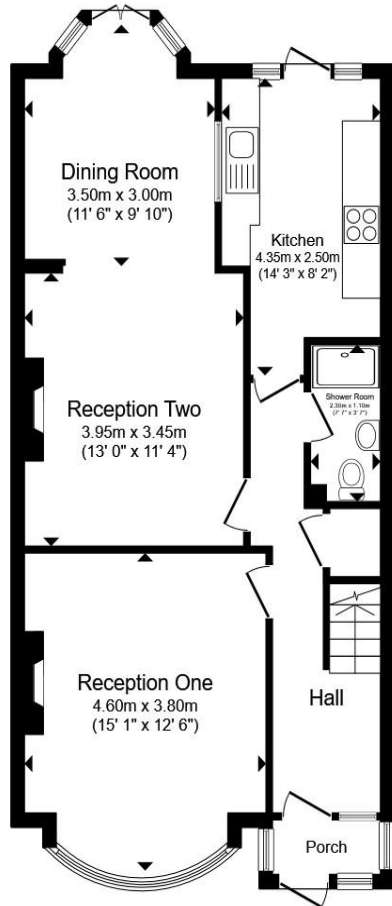
**Broadhurst Avenue, Ilford, IG3 9DN**

**welcome to**

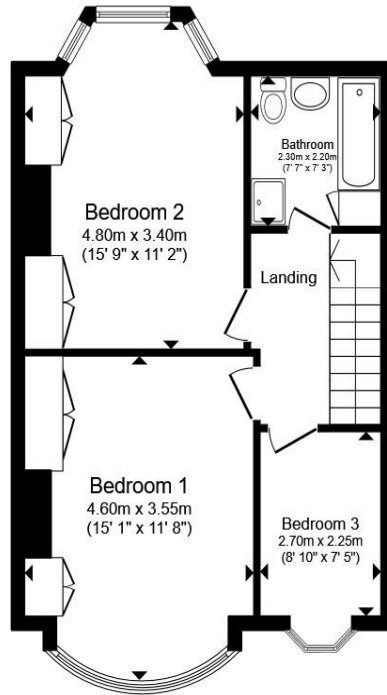
**Broadhurst Avenue, Ilford**

Guide Price: £570,000 - £590,000 Extended Three Bedroom Mid-Terrace House with a Driveway situated close to Bus Routes, Local Schools and Amenities.

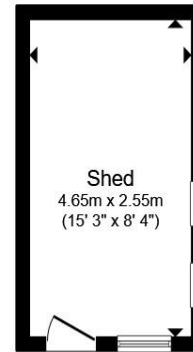




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 125.3 m<sup>2</sup> (1,348 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Porch**

**Hallway**

**Reception One**

15' 1" into Bay x 12' 6" ( 4.60m into Bay x 3.81m )

**Reception Two**

13' x 11' 4" ( 3.96m x 3.45m )

**Dining Room**

11' 6" x 9' 10" ( 3.51m x 3.00m )

**Kitchen**

14' 3" x 8' 2" ( 4.34m x 2.49m )

**Ground Floor Shower Room**

7' 7" x 3' 7" ( 2.31m x 1.09m )

**Rear Garden**

**Bedroom One**

15' 1" into Bay x 11' 8" ( 4.60m into Bay x 3.56m )

**Bedroom Two**

15' 9" into Bay x 11' 2" ( 4.80m into Bay x 3.40m )

**Bedroom Three**

8' 10" into Bay x 7' 5" ( 2.69m into Bay x 2.26m )

**First Floor Bathroom**

7' 7" x 7' 3" ( 2.31m x 2.21m )

**Shed**

15' 3" x 8' 4" ( 4.65m x 2.54m )

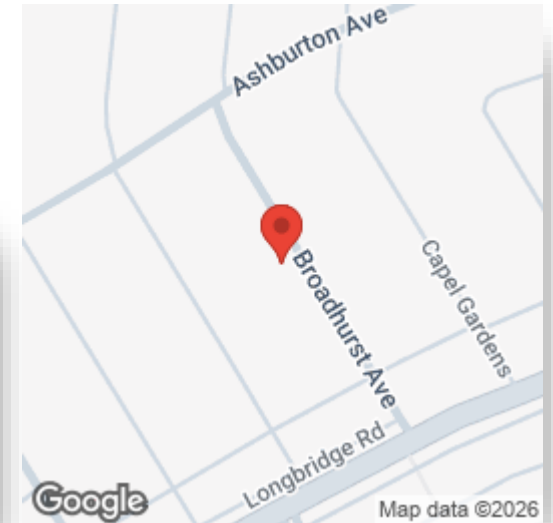
welcome to

## Broadhurst Avenue, Ilford

- WILLIAM H BROWN EXCLUSIVE
- EXTENDED PROPERTY
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- DRIVEWAY

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of  
**£570,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BKG105522](http://williamhbrown.co.uk/Property/BKG105522)



Property Ref:  
BKG105522 - 0006

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William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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