



Ashburton Avenue, Ilford, IG3 9ET
Offers In Excess Of £625,000

3 2 1 C



Ashburton Avenue

Ilford, IG3 9ET

- EPC - C
- FIRST FLOOR BATHROOM AND GROUND FLOOR SHOWER ROOM
- GAS CENTRAL HEATING
- DRIVE FOR ONE CAR
- 6m KITCHEN EXTENSION
- THREE BEDROOM MID TERRACE HOUSE
- THROUGH LOUNGE WITH TWO ENTRANCES WITH POTENTIAL TO SEPARATE THE SPACES
- DOUBLE GLAZED WINDOWS
- SCHOOLS AND LOCAL AMENITIES CLOSE BY

Welcome to this charming three-bedroom mid-terrace house located on Ashburton Avenue in the vibrant area of Ilford. Built in 1930, this property combines classic features with modern conveniences, making it an ideal family home.

As you enter, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The first floor is complemented by a family bathroom, while a convenient ground floor shower room adds to the practicality of the home.

One of the standout features of this property is the impressive 6-metre extension, which houses a large kitchen diner. This space is perfect for family meals and gatherings, allowing for a seamless flow between cooking and dining. The kitchen is designed to be both functional and stylish, making it a delightful area for culinary enthusiasts.

The property benefits from gas central heating and double-glazed windows, ensuring comfort and energy efficiency throughout the year. Additionally, there is parking available for one vehicle, providing convenience for those with a car.

Situated in a great location, this home is within easy reach of both primary and secondary schools, making it an excellent choice for families. With its blend of space, comfort, and a prime location, this terraced house on Ashburton Avenue is a wonderful opportunity for anyone looking to settle in Seven Kings. Don't miss the chance to make this delightful property your new home.



ENTRANCE PORCH

THROUGH LOUNGE

27'11" into bay x 12'9" max (8.35m into bay x 3.90m max)

KITCHEN - DINER

20'9" x 18'9" (6.34m x 5.73m)

GROUND FLOOR SHOWER ROOM

7'11" x 2'11" (2.42m x 0.91m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

15'5" into bay x 11'4" (4.70m into bay x 3.47m)

BEDROOM TWO

12'0" x 10'4" (3.66m x 3.17m)

BEDROOM THREE

8'4" x 7'6" (2.55m x 2.29m)

FIRST FLOOR BATHROOM

8'5" x 5'10" (2.57m x 1.79m)

EXTERIOR

AGENT NOTE





Directions

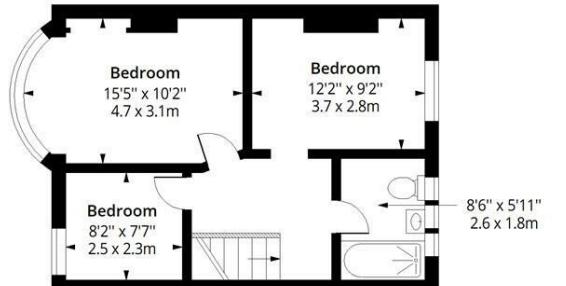




Floor Plans

Ashburton Avenue Ilford, IG3

Approx. Gross Internal Area 1384 Sq Ft - 128.57 Sq M
Approx. Gross Shed Area 94 Sq Ft - 8.73 Sq M



First Floor

Floor Area 483 Sq Ft - 44.87 Sq M



Ground Floor

Floor Area 901 Sq Ft - 83.70 Sq M



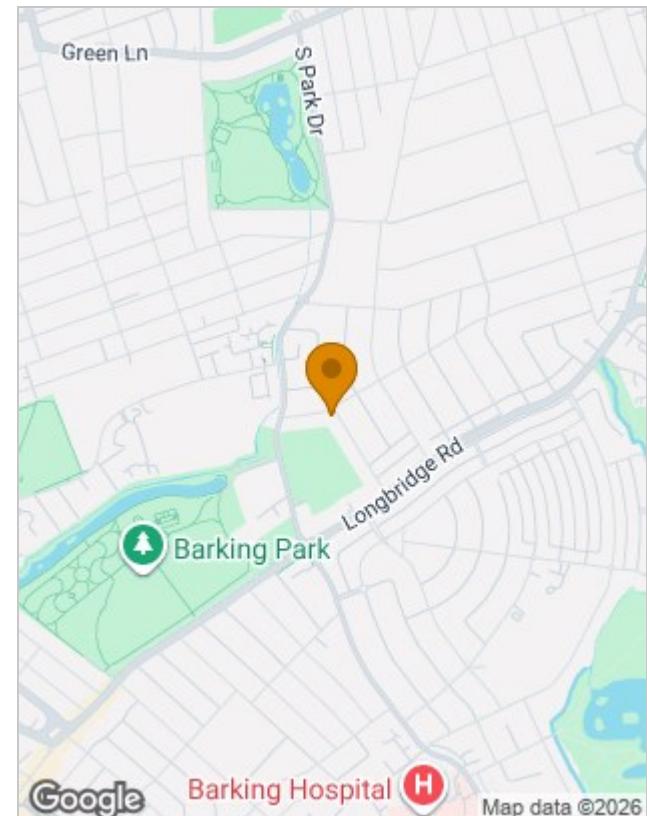
Certified
Property
Measurer

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.

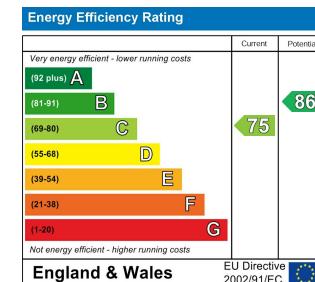
lpaplus.com



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.

353 Green Lane, Seven Kings, Essex, IG3 9TH

Tel: 020 8597 7372 Email: sevenkings@sandravidson.com <https://www.sandravidson.com>