



Ashburton Avenue, Ilford, IG3 9EP

Offers In Excess Of £525,000





Ashburton Avenue

Ilford, IG3 9EP

Local Authority: Redbridge

Tax Band: E

- EPC RATING TBC
- Lounge
- Bathroom
- Off street parking
- Three bedrooms
- Kitchen
- Spacious garden
- CHAIN FREE

Welcome to this charming terraced house located on Ashburton Avenue in the vibrant area of Ilford. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout aspects of this property is its potential for extension, subject to planning permission, allowing you to tailor the space to your specific needs and preferences.

Situated in a location with excellent public transport links, this home offers easy access to the wider area, making commuting a breeze. The property is also chain-free, providing a smooth and straightforward buying process.

With its combination of space, potential, and convenient location, this terraced house on Ashburton Avenue presents a wonderful opportunity for those looking to settle in Ilford. Don't miss your chance to make this lovely house your new home.

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ENTRANCE

LOUNGE 30'10" x 12'5" (9.40m x 3.80m)
Double glazed window. Radiator.

KITCHEN 10'2" x 7'6" (3.10m x 2.30m)
Range of wall and base units. Gas cooker with extractor fan above. Built in oven. Single bowl drainer sink unit. Plumbing for washing machine.

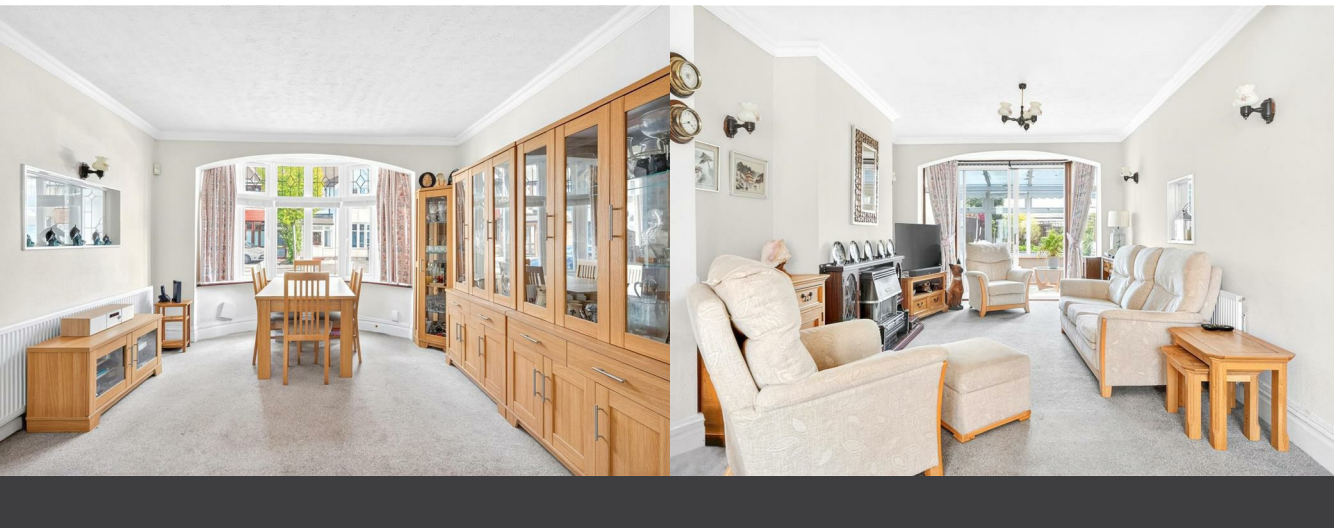
CONSERVATORY 19'0" x 10'2" (5.80 x 3.10m)
Double glazed window and door to rear.

STAIRS TO FIRST FLOOR

BEDROOM ONE 15'1" x 12'5" (4.60m x 3.80m)
Double glazed window. Radiator.

BEDROOM TWO 15'8" x 11'5" (4.80m x 3.50m)
Double glazed window. Radiator.

BEDROOM THREE 10'2" x 6'10" (3.10m x 2.10m)
Double glazed window. Radiator.





BATHROOM 8'2" x 7'6" (2.50m x 2.30m)
Panelled bath, wash hand basin and low flush w.c.

EXTERIOR 37' (11.28m)
The rear garden is circa 37' in depth.

AGENTS NOTE
No services or appliances have been tested by Sandra Davidson Estate Agents.



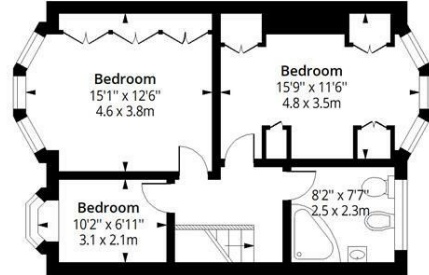




Floor Plans

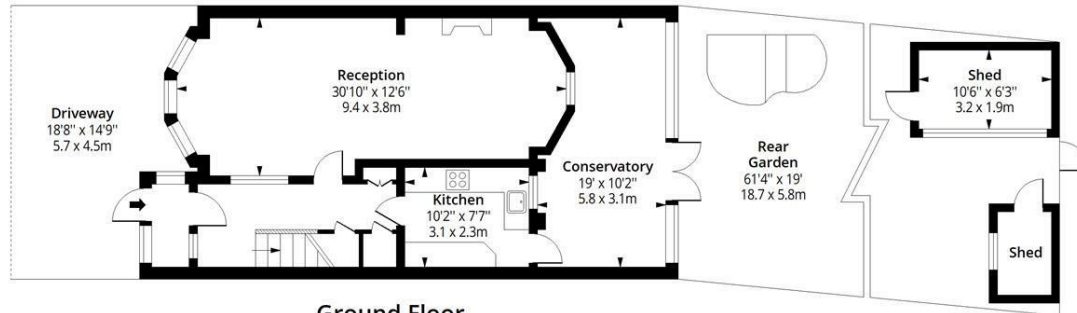
Ashburton Avenue IG3

Approx. Gross Internal Area 1320 Sq Ft - 122.63 Sq M
 Approx. Gross Shed Area 93 Sq Ft - 8.64 Sq M



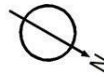
First Floor

Floor Area 560 Sq Ft - 52.02 Sq M



Ground Floor

Floor Area 760 Sq Ft - 70.60 Sq M

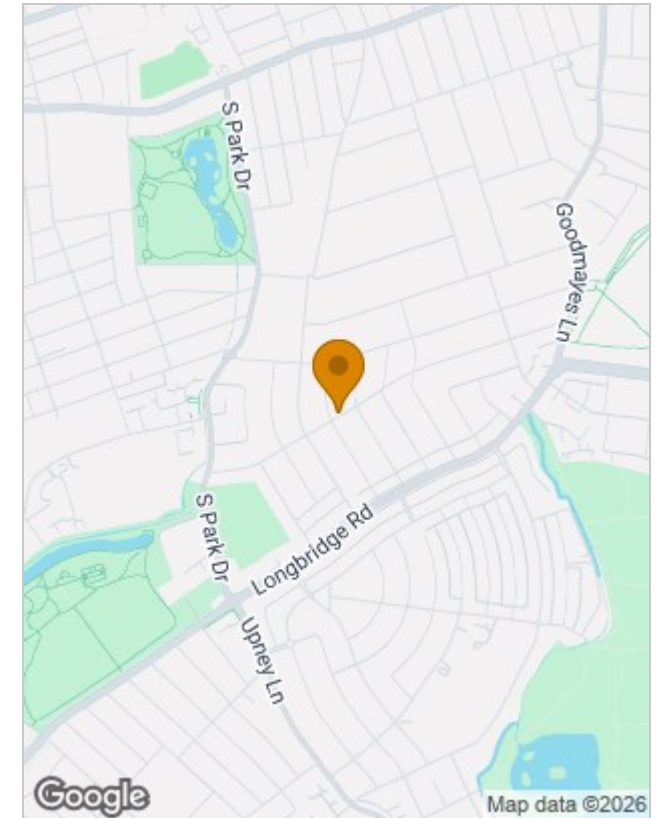


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

ipaplus.com

Date: 20/4/2026

Location Map



Energy Performance Graph

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		

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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