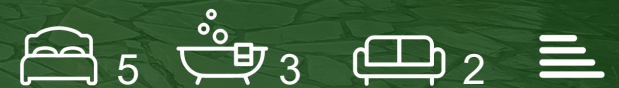




Ashburton Avenue, Ilford, IG3 9EW

Offers In Excess Of £750,000





# Ashburton Avenue

Ilford, IG3 9EW

- EPC RATING TBC
- Three bathrooms
- Off street parking
- Outbuilding
- Five bedrooms
- Two reception rooms
- Spacious property

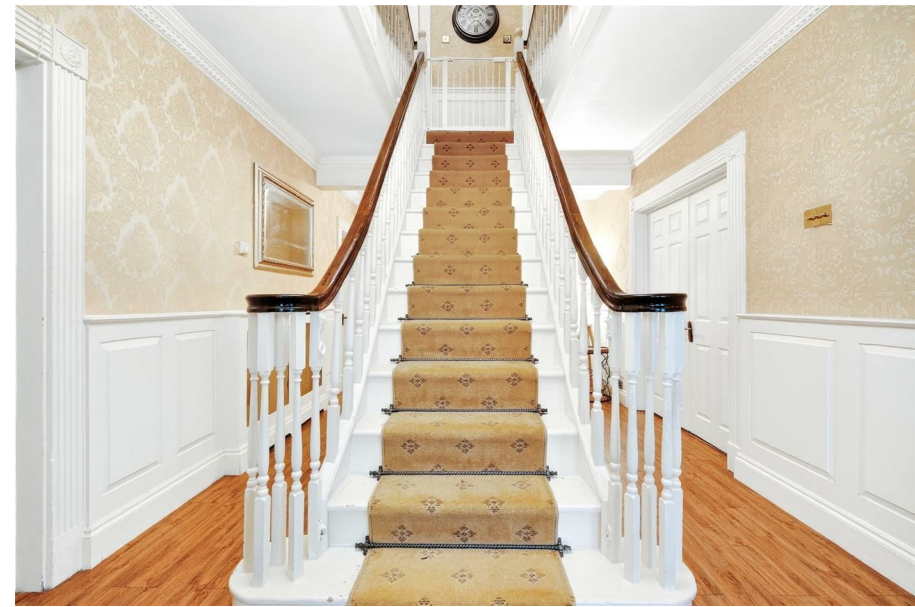
Welcome to this splendid family home located on Ashburton Avenue in the vibrant area of Ilford. This impressive house boasts an abundance of space, featuring five well-proportioned bedrooms, making it ideal for larger families or those who enjoy having guests.

As you enter, you are greeted by two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The layout of the home is designed to provide both comfort and functionality, ensuring that every member of the household has their own space.

With three bathrooms, morning routines will be a breeze, allowing for convenience and privacy. The property is thoughtfully designed to accommodate the needs of a busy family lifestyle.

Additionally, parking will never be a concern here, as the property offers ample space for up to three vehicles. This is a significant advantage in a bustling area like Ilford, where parking can often be a challenge.

This house is not just a place to live; it is a home where memories can be made. With its generous living spaces and excellent location, it presents a wonderful opportunity for anyone looking to settle in a thriving community. Do not miss the chance to make this remarkable property your own.



Offers In Excess Of £750,000

## ENTRANCE

THROUGH LOUNGE 32'9" x 12'1" (10.00m x 3.70m)

DINING AREA 14'1" x 10'2" (4.30m x 3.10m)

BEDROOM FIVE 13'5" x 10'2" (4.10m x 3.10m)

EN-SUITE 9'10" x 4'11" (3.00m x 1.50m)

KITCHEN 11'1" x 9'10" (3.40m x 3.00m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 15'8" x 12'9" (4.80m x 3.90m)

EN-SUITE 9'10" x 9'2" (3.00m x 2.80m)

BEDROOM TWO 14'9" x 11'9" (4.50m x 3.60m)

BEDROOM THREE 15'1" x 11'9" (4.60m x 3.60m)

BEDROOM FOUR 8'6" x 7'10" (2.60m x 2.40m)

BATHROOM 9'2" x 6'10" (2.80m x 2.10m)



EXTERIOR

35' (10.67m)

OUTBUILDING

17'8" max x 13'5" max (5.40m max x 4.10m max)

AGENTS NOTE

Directions

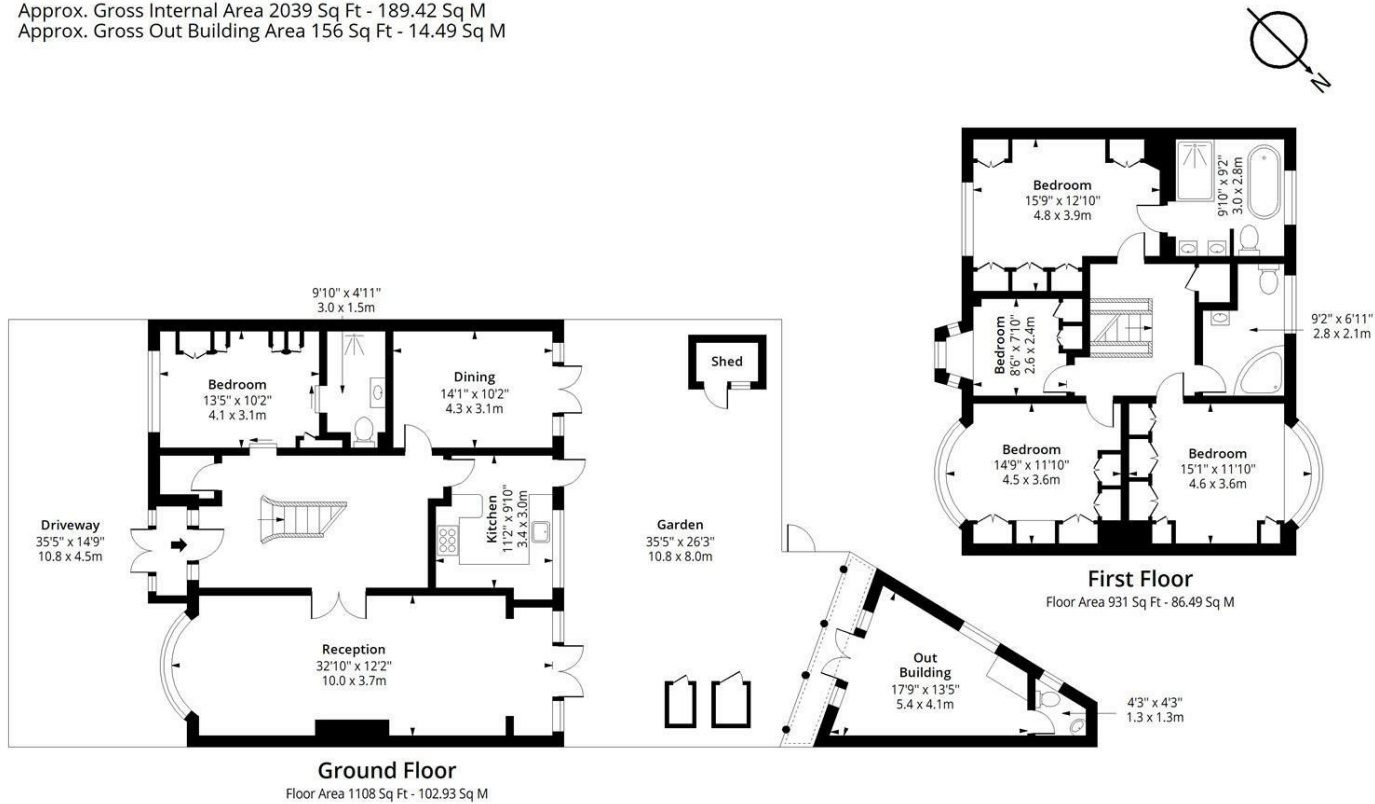




## Floor Plans

### Ashburton Avenue IG3

Approx. Gross Internal Area 2039 Sq Ft - 189.42 Sq M  
 Approx. Gross Out Building Area 156 Sq Ft - 14.49 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: 28/3/2026

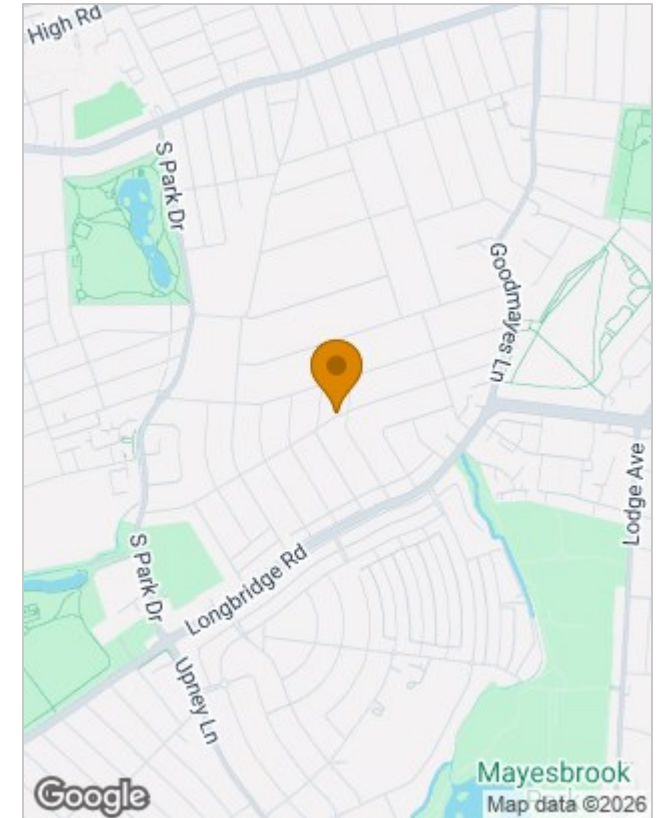
## Viewing

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@sandradaavidson.com <https://www.sandradaavidson.com>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		