



Ashburton Avenue

, Ilford, IG3 9EP

Offers In Excess Of £550,000

Redbridge

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Nestled in the desirable Ashburton Avenue, Ilford, this charming end-terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, ensuring convenience for all residents. The end-terrace design not only enhances privacy but also allows for a delightful garden space, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the property features a detached garage, providing secure storage or potential for a workshop.

Parking is a breeze with soffit street parking, a valuable asset in this area. The property is chain-free, allowing for a smooth and efficient purchase process, making it an ideal choice for those looking to move in without delay.

With its prime location in Ilford, residents will benefit from excellent transport links, local amenities, and a vibrant community atmosphere. This home is a wonderful blend of comfort, convenience, and potential, making it a must-see for anyone seeking a new place to call home.



ENTRANCE

THROUGH LOUNGE 25'4" x 12'5" (7.73m x 3.80m)
Double glazed window to front. Carpeted flooring. Radiator.

DINING AREA 16'4" x 11'1" (4.99m x 3.38m)
Sliding doors to rear. Tiled flooring. Radiator.

OFFICE 10'2" x 7'5" (3.10m x 2.28m)
Carpeted flooring. Radiator.

RECEPTION ROOM 13'0" x 11'1" (3.98m x 3.39m)
Double glazed window to rear. Carpeted flooring. Radiator.

SHOWER ROOM 11'1" x 6'1" (3.39m x 1.86m)
Shower cubicle, wash hand basin and low flush w.c.

KITCHEN 13'9" x 13'9" (4.21m x 4.20m)
Range of wall and base units. Gas cooker with extractor fan above. Single bowl drainer sink unit. Built-in oven.

STAIRS TO FIRST FLOOR

BEDROOM ONE 11'9" x 11'9" (3.60m x 3.60m)
Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM TWO 12'11" x 11'1" (3.96m x 3.40m)
Double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM THREE 8'8" x 7'0" (2.66m x 2.14m)
Double glazed window to front. Carpeted flooring. Radiator.

BATHROOM 7'6" x 7'1" (2.29m x 2.18m)
Panelled bath, wash hand basin and low flush w.c.

EXTERIOR 49' (14.94m)
The rear garden is circa 49' in depth.

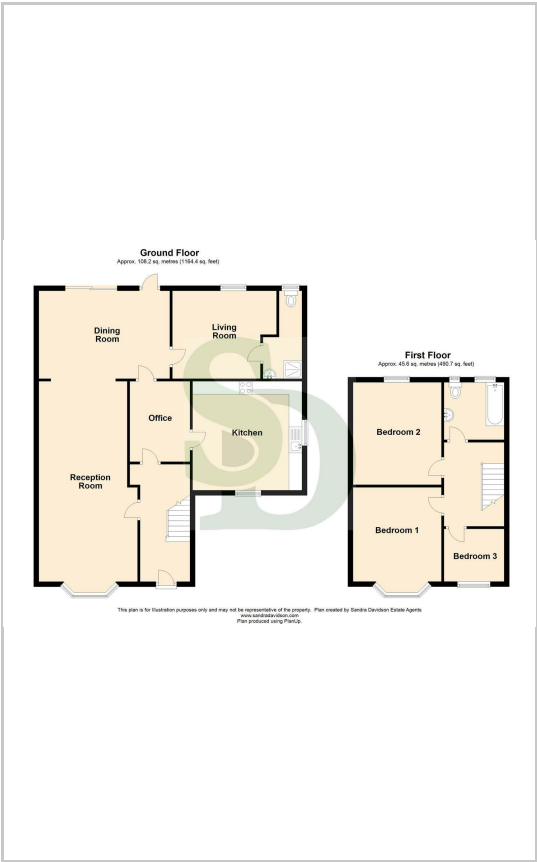
GARAGE
Accessed via side road.

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

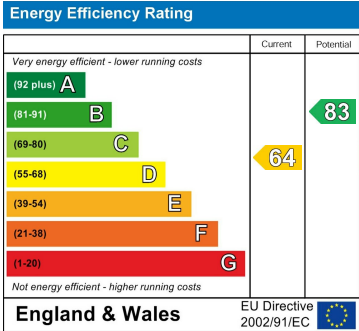
Area Map



Floor Plans



Energy Efficiency Graph



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