



Ashburton Avenue

, Ilford, IG3 9EP

Offers In Excess Of £525,000

Redbridge

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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.



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 service or appliances have been tested by Sandra Davidson Estate Agents.

Client Money Protection

We are members of the Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website: <https://www.sandradavidson.com/>

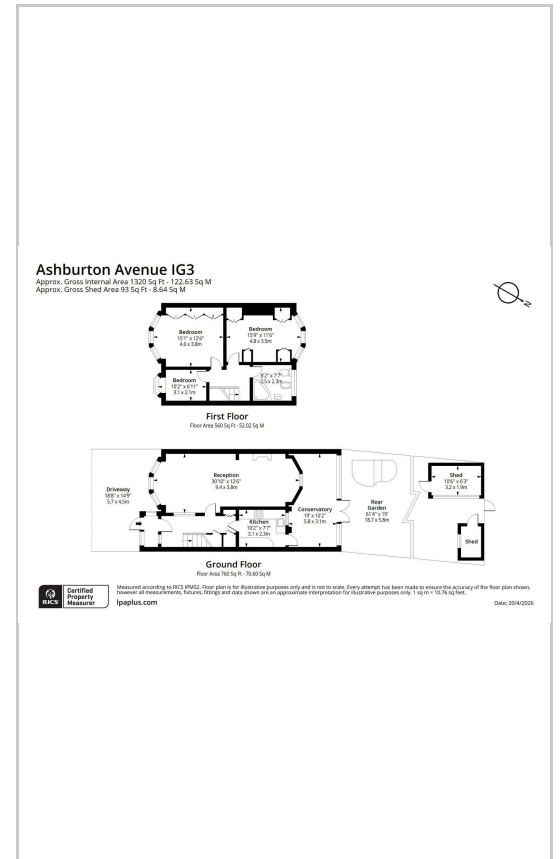
Redress

We hold independent redress with The Property Ombudsman

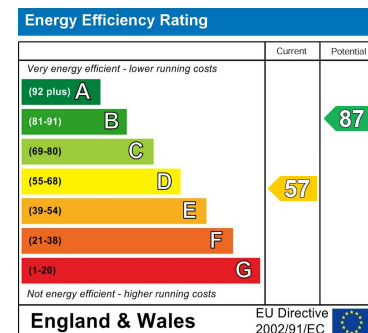
Area Map



Floor Plans



Energy Efficiency Graph



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