



Broadhurst Avenue, Ilford, IG3 9DL

Offers In Excess Of £600,000





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Broadhurst Avenue

Ilford, IG3 9DL

- EPC TBC
- Two reception rooms
- Shower room
- CHAIN FREE
- Three bedrooms
- Kitchen
- Approx 82' rear garden

Nestled in the charming area of Broadhurst Avenue, Ilford, this delightful house presents an excellent opportunity for families and professionals alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise comfort and functionality, allowing for a seamless flow between spaces. The three well-proportioned bedrooms provide ample room for relaxation and rest, making it an ideal home for those seeking a peaceful retreat.

The property features a conveniently located bathroom, ensuring that daily routines are both efficient and comfortable. Additionally, the house offers parking for one vehicle, a valuable asset in this bustling area.

Broadhurst Avenue is well-connected, providing easy access to local amenities, schools, and transport links, making it a prime location for those who appreciate both convenience and community. This house is not just a place to live; it is a place to create lasting memories. Whether you are looking to settle down or invest, this property is certainly worth considering.



ENTRANCE

RECEPTION ONE 14'9" x 12'5" (4.50m x 3.80m)

RECEPTION TWO 15'5" x 11'1" (4.70m x 3.40m)

KITCHEN 9'6" x 7'2" (2.90m x 2.20m)

STAIRS TO FIRST FLOOR

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

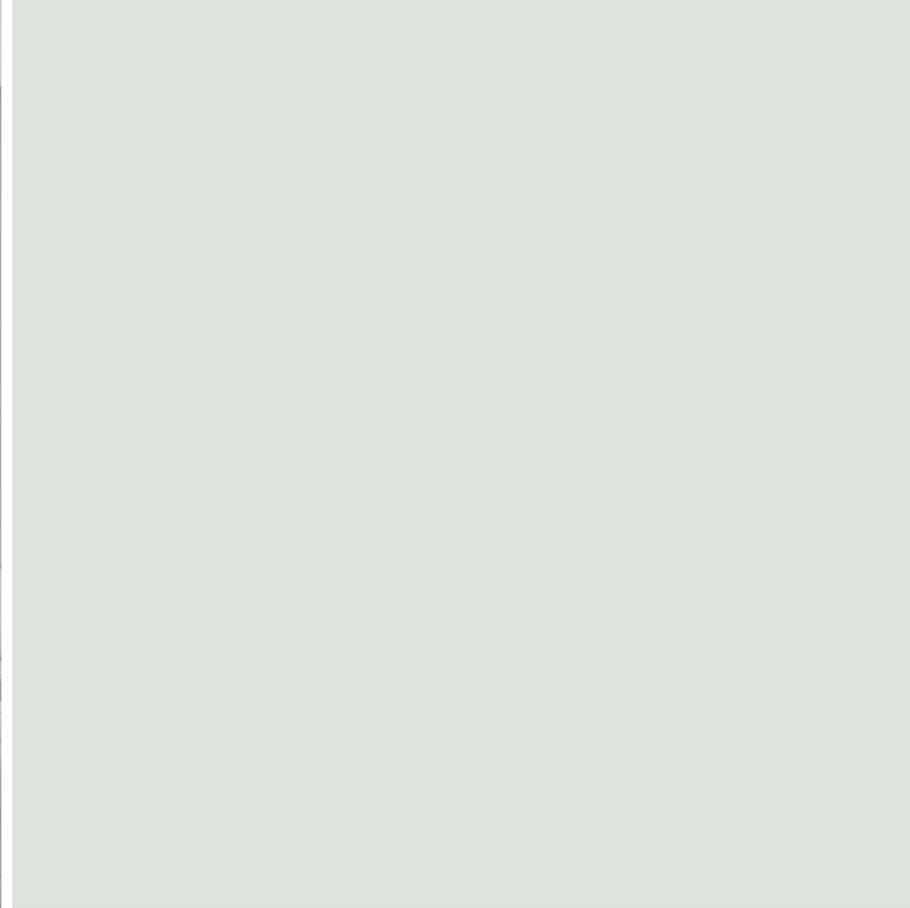
BEDROOM TWO 15'1" x 11'1" (4.60m x 3.40m)

BEDROOM THREE 8'10" x 7'2" (2.70m x 2.20m)

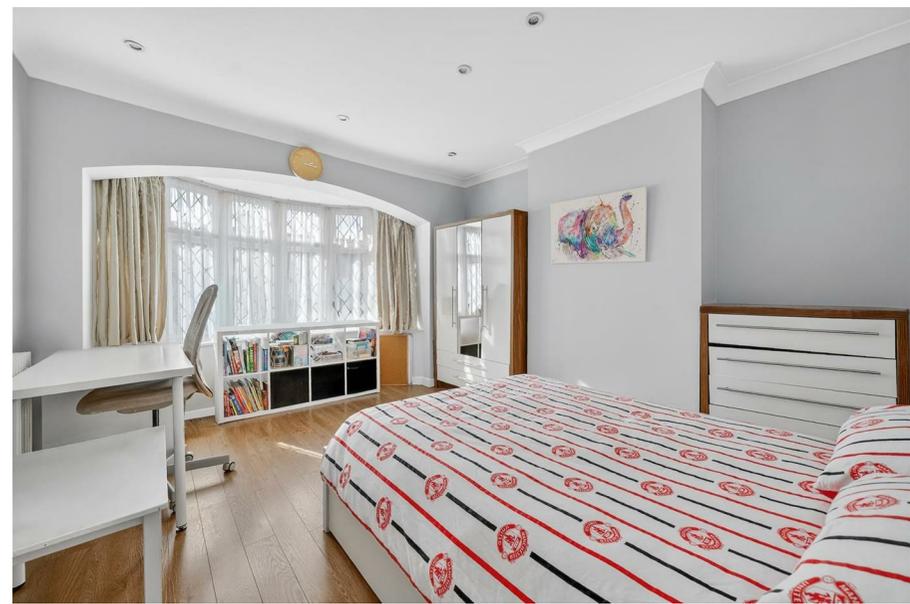
SHOWER ROOM 7'6" x 7'2" (2.30m x 2.20m)

EXTERIOR 82' (24.99m)

AGENTS NOTE

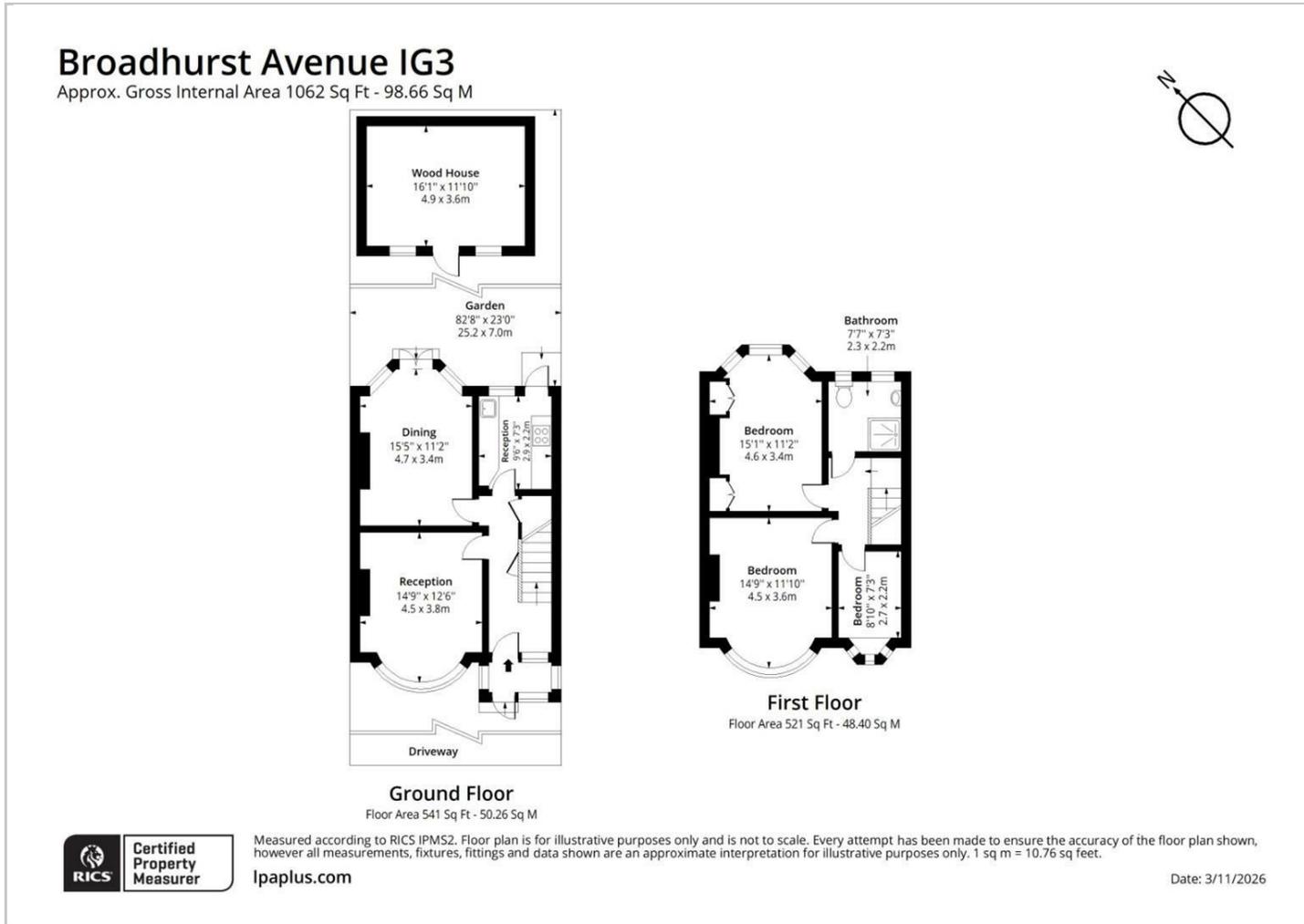


Directions

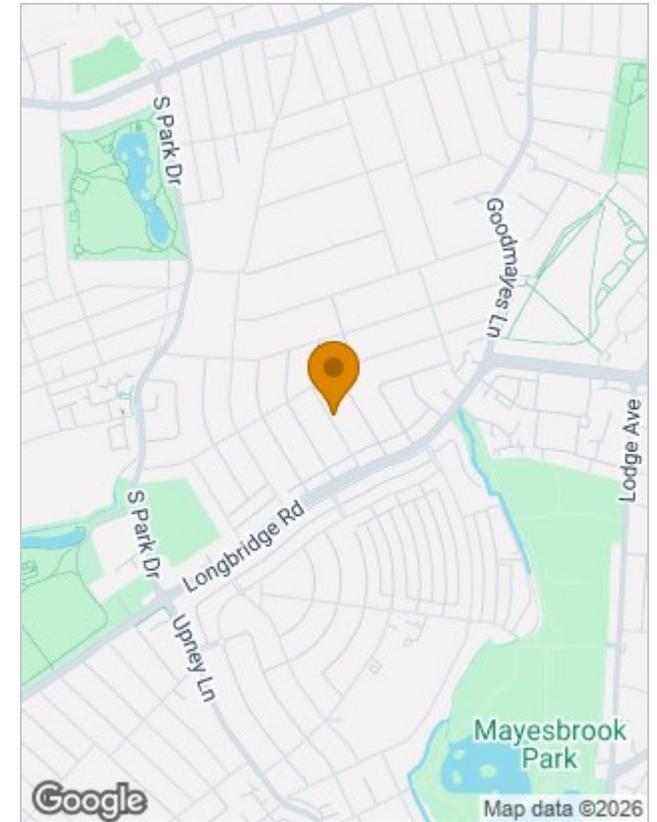




Floor Plans



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.