



**Cheriton Avenue, Ilford, IG5**

**BUTLER & STAG**



**Located ideally for all of Clayhall's primary & secondary schools, is this well positioned three bedroom semi-detached house.**



- Three Bedroom Semi-Detached House
- Fully Fitted Kitchen
- Circa 80ft Rear Garden
- Two Separate Reception Rooms
- First Floor Bathroom
- 100 Yards From Caterham High School

The property boasts two separate receptions to the ground floor with the second of the two offering french doors leading to the rear garden along with a separate fitted kitchen. The first floor has three well proportioned bedrooms and is complete with a family bathroom.

Externally, leading from the second reception and kitchen doors is an impressive circa 80 ft east facing garden.

The frontage is fully block paved and offers off-street parking for two vehicles and side access.

Council Tax Band D



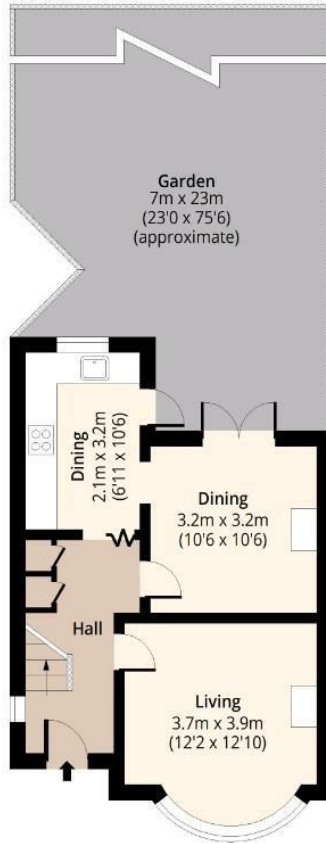


# Cheriton Avenue



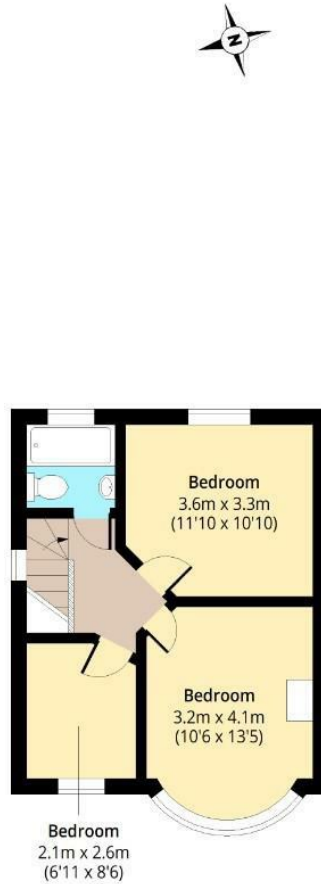
## Ground Floor

Approx. 40.78 Sq. meters (439 Sq. feet)



## First Floor

Approx. 38.93 Sq. meters (419 Sq. feet)



Total area: approx. 79.71 Sq. meters (858 Sq. feet)  
For illustration purposes only - not to scale  
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# BUTLER & STAG



184 Queen's Road, Buckhurst Hill, IG9 5BD



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.