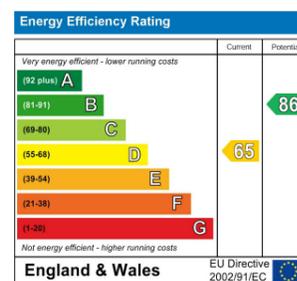
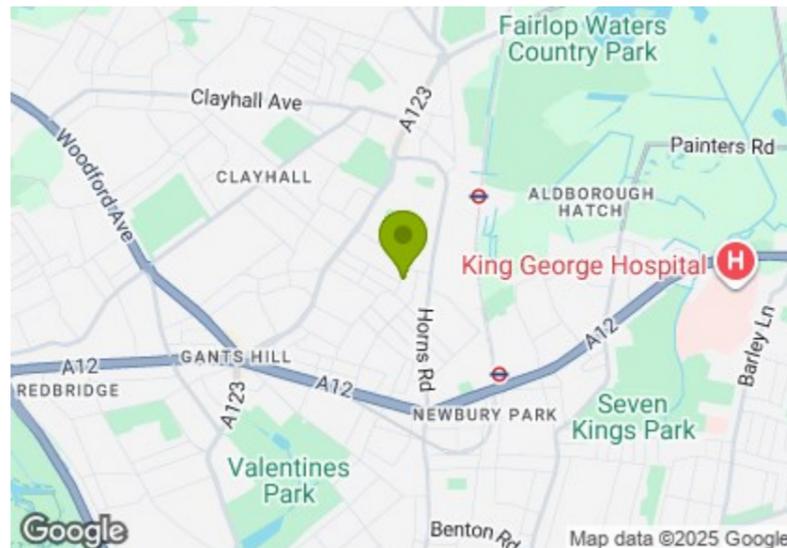


Total Area: 99.8 m² ... 1074 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ASHURST DRIVE, ILFORD

Offers In Excess Of £575,000 Freehold 3 Bed House



Features:

- 1930's End Terrace
- Drive For Multiple Cars
- Side Access
- 60ft Rear Garden
- Three Bedrooms
- Two Reception Rooms
- Loft & Rear Extension Opportunities
- Excellent Condition Throughout

A smart and bright three bedroom family home, this is a real 1930s classic, elegantly finished with plenty of scope for further expansion. Outside, you have Newbury Park tube, Valentines Park and Fairlop Waters all within easy walking distance.

Following in the footsteps of your neighbours, you have potential to expand both to the rear and up into the loft here (subject to the usual permissions), making this a home that will serve your needs for years to come.

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IF YOU LIVED HERE...

You'll be stretching out in those vintage 1930s proportions, more than 1000 square feet in all. Your handsome front lounge features ash blonde engineered hardwood underfoot, an enchanting smoky grey colour palette plus a vintage hearth sat below an ornate timber mantel. Your dedicated dining room to the rear is similarly styled, with French doors opening onto your sixty foot rear garden.

Out here a patio gives way to a length of immaculate lawn, flanked by timber fencing and screening greenery. Back inside, your kitchen's handsomely attired in white cabinets with timber worktops. Upstairs you have a pair of generous double bedrooms, each with plentiful floor to ceiling integrated storage, as well as a single sleeper ideal for a child or home office. Finally, your bathroom's a suitably stately affair, with a tub and separate rainfall shower cubicle.

Outside, and Newbury Park tube station is a little over a half mile on foot, for fast and regular central line connections to Liverpool Street (twenty three minutes) or Tottenham Court Road (thirty two minutes). If you're staying local, the Green Flag award winning

Valentines Park is also around a ten minute walk away. Here you'll find landscaped gardens, open green fields, cafes, courts and lakes. A great spot to blow away the cobwebs.

WHAT ELSE?

- You're sat on the end of the terrace here, for extra benefits including side access and no party wall.
- Local schools are excellent, with seven 'Outstanding' primary and secondary schools all within just one mile. The 'Outstanding' Fullwood Primary is just ten minutes away.
- Your drive will accommodate two cars, and drivers can be on the North Circular in less than five minutes.



A WORD FROM THE OWNER...

"I have lived in Barkingside for 25 years. The High Street is within walking distance to restaurants, pubs & coffee shops. There are three main supermarkets within a 10 minute walk. The Central Line is within a 12 minute walk with a choice of 3 underground stations. The A12 is very close as well as the M11 motorway. I have a marble fireplace and a good size garden, perfect for relaxing in. The property has a driveway with space for 2 cars. My family have been happy here but have now grown and left home and am now looking to downsize.

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Reception
12'6" x 15'9"

Bedroom
11'1" x 15'9"

Reception
11'6" x 14'9"

Bedroom
10'5" x 12'1"

Kitchen
6'10" x 11'8"

Bathroom
8'0" x 9'0"

Bedroom
7'3" x 8'3"

Garden
60'0" x 22'11"



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