



**Cheriton Avenue, Ilford, IG5**

**BUTLER & STAG**



## OPEN DAY SATURDAY 8TH MAY

**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.



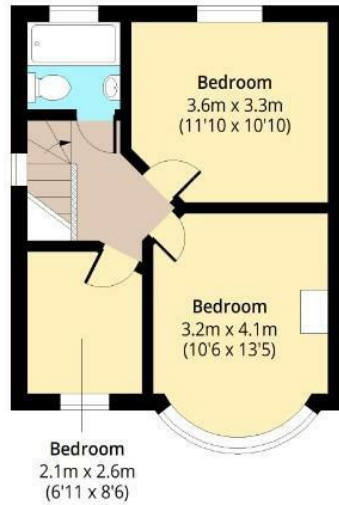
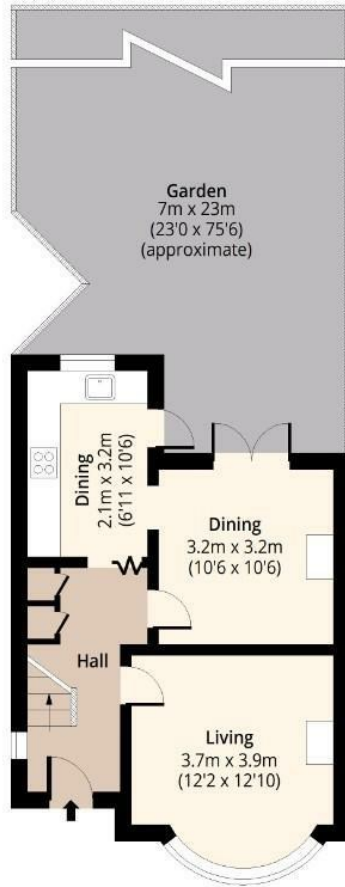


# Cheriton Avenue



**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  
[www.lpaplus.com](http://www.lpaplus.com)

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.

# BUTLER & STAG

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