

PAYNE & Co



Ashburton Avenue, Seven Kings

Ilford

Guide Price £575,000 – £600,000

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### Corner-Sited Three-Bedroom Home with Extension Potential!

Guide Price £575,000 – £600,000. Payne & Co are pleased to offer this three-bedroom end-of-terrace 1930s-style home for sale in Seven Kings, Ilford, presenting an excellent opportunity for buyers seeking a property with scope to modernise and extend, subject to the usual planning consents. Corner sited, the house benefits from a generous side plot and a large rear garden.

The ground floor comprises two separate reception rooms. The front reception features a bay window, while the rear reception overlooks the garden, with French doors providing direct access. A separate kitchen completes the ground floor accommodation.

On the first floor there are three bedrooms, including two doubles and one single, along with a bathroom and separate WC. The layout offers potential for reconfiguration to suit modern living requirements.

Externally, the property benefits from side and rear access, a rear garden measuring approximately 100ft, and a side plot approximately 19ft wide, narrowing to 8ft, and around 30ft in length. There is potential to extend to the side, rear and into the loft, subject to planning permission. Gated off-street parking is available at the rear, accessed via Malvern Drive.

Situated in a residential area of Ilford, the house is within easy reach of amenities, cafés and shops along Ilford Lane, as well as Barking and Ilford town centres. Faircross Parade is close by for local shopping. A range of nearby schools makes the area well suited to families, while local parks provide opportunities for outdoor recreation.

Public transport links are readily accessible via Seven Kings, Goodmayes and Barking stations, providing direct connections to Liverpool Street, Fenchurch Street, the West End and surrounding areas, with journey times typically around 20–30 minutes. Nearby bus routes provide easy access to Goodmayes and Barking stations, further enhancing the convenience of this well-connected location.

Council Tax band: E | Tenure: Freehold | EPC Energy Efficiency Rating: D

- Three-bedroom end of terrace house
- Two separate reception rooms
- First-floor bathroom with separate WC
- Corner plot with side access
- Potential to extend STPP
- Large 100ft rear garden
- Off-street parking at rear





## Hallway

### Reception Room

11' 10" x 12' 5" (3.61m x 3.79m)

### Reception Room

13' 0" x 11' 3" (3.96m x 3.43m)

### Kitchen

9' 4" x 7' 6" (2.85m x 2.29m)

### Bedroom One

11' 11" x 11' 8" (3.63m x 3.56m)

### Bedroom Two

13' 0" x 11' 3" (3.96m x 3.43m)

### Bedroom Three

8' 10" x 7' 1" (2.69m x 2.16m)

### Bathroom











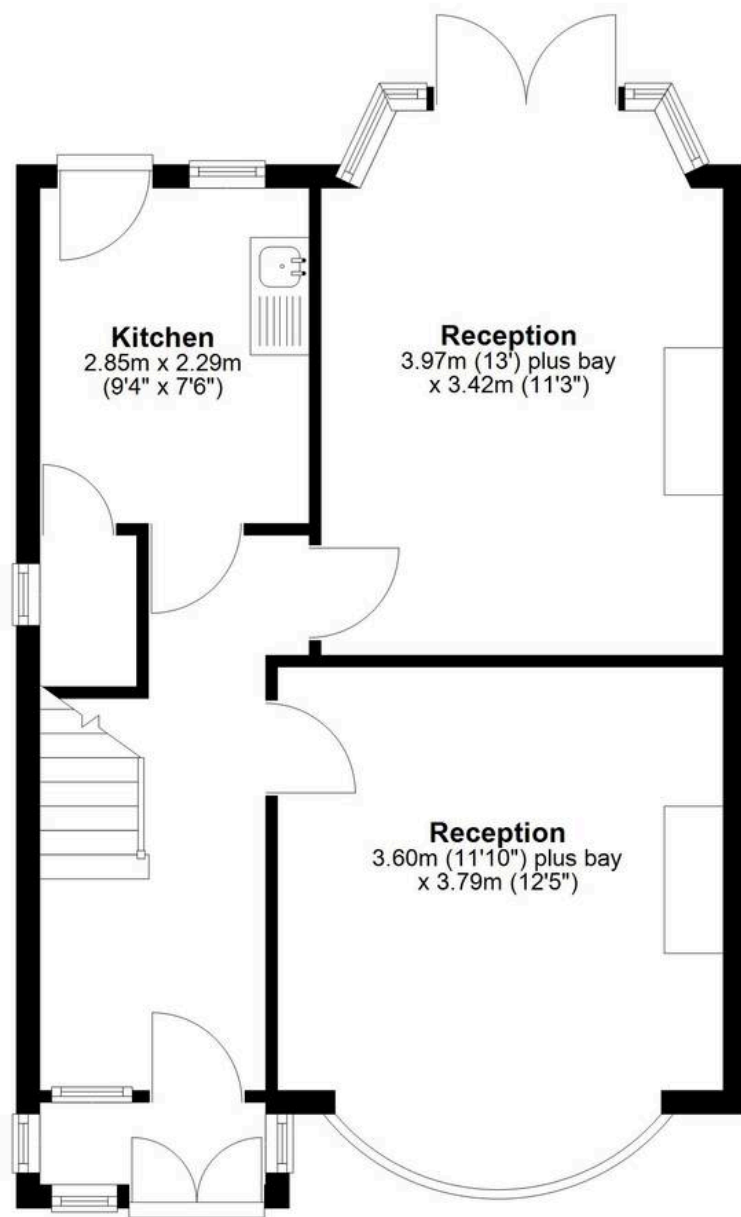






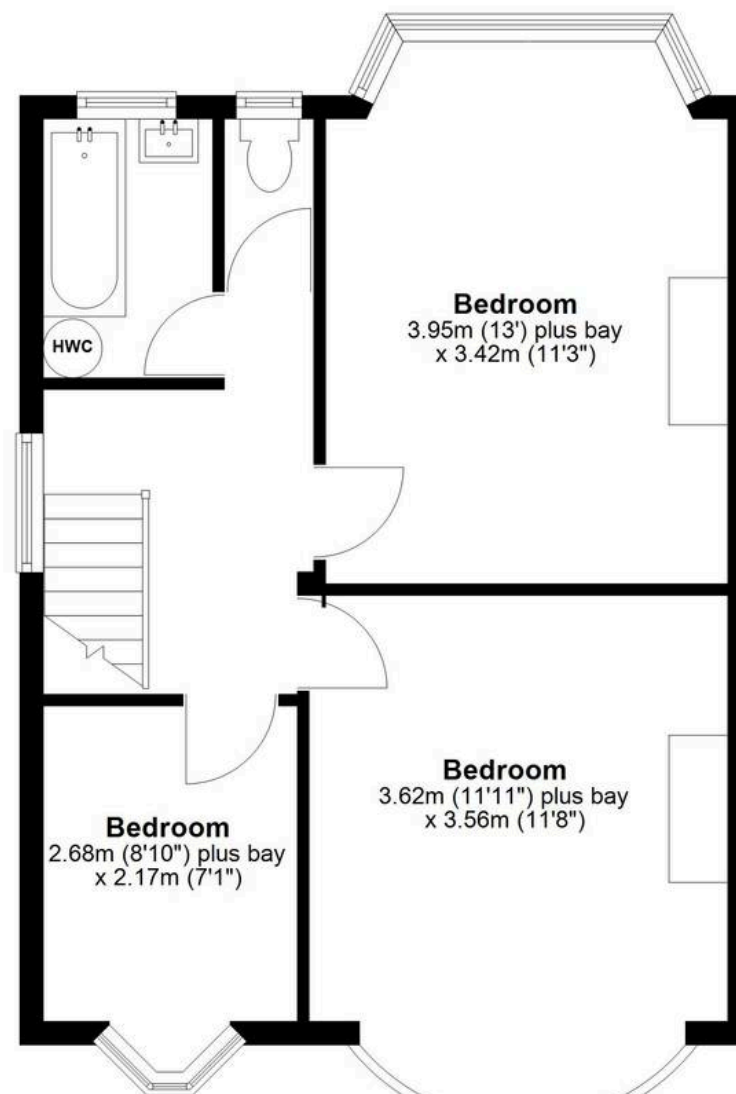
## Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



## First Floor

Approx. 46.8 sq. metres (504.3 sq. feet)



Total area: approx. 95.1 sq. metres (1024.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using PlanUp.

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