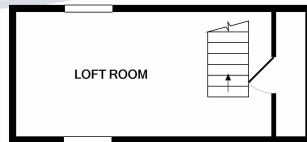


GROUND FLOOR

**PATTERSON  
HAWTHORN**



1ST FLOOR




2ND FLOOR


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.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	66	76
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	60	70
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Love Lane, Aveley

**£395,000**

- THREE BEDROOMS
- LOFT ROOM
- ANNEX WITH ENSUITE
- LANDSCAPED GARDEN
- ELECTRIC FRONT GATES
- EXCELLENT THROUGHOUT
- SUPERB LARGE FAMILY HOME
- POPULAR LOCATION





## GROUND FLOOR

### **Front Entrance**

Via uPVC door leading to:

### **Hallway**

Storage, double radiator, tiled flooring, stairs to first floor.

### **Lounge / Diner**

7.9m x 3.4m (25' 11" x 11' 2") uPVC Two double radiators, double glazed sliding doors and windows, fitted carpet.

### **Kitchen**

4.0m x 2.1m (13' 1" x 6' 11") Range of matching wall and base units, rolled edge work surfaces, one and half bowl inset sink and drainer with mixer tap, space for washing machine, space for dishwasher, Integrated oven, space for fridge freezer, uPVC double glazed door leading into:

### **Lobby Area**

Double radiator, giving access to front and rear of property.

### **Utility Area**

2.25m x 1.6m (7' 5" x 5' 3") uPVC double glazed window, space for washing machine and dryer, wood grain effect laminate flooring,

### **Side Extension / Office / Ground floor Shower & WC**

Office 4.0m x 2.2m (13' 1" x 7' 3"); shower room / WC - Low level flush WC, hand wash basin, extractor fan, tiled walls, tiled flooring giving access for fully enclosed shower cubicle.



## FIRST FLOOR

### **Landing**

Storage, fitted carpet, stairs to second floor.

### **Bedroom One**

3.6m x 3.5m (11' 10" x 11' 6") uPVC double window, double radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.3m x 2.12m (10' 10" x 6' 11") uPVC double glazed window, double radiator, fitted carpet.

### **Bedroom Three**

2.5m x 2.0m (8' 2" x 6' 7") Fitted carpet.

### **Bathroom**

Comprising opaque double glazed window, fully enclosed shower cubicle, bath with Jacuzzi jets, low level flush WC, hand wash basin inset within pedestal unit, valiant gas central heating combi boiler, tiled walls, tiled flooring.

## SECOND FLOOR

### **Landing**

Fitted carpet.

### **Loft Room**

5.64m x 2.31m (18' 6" x 7' 7") Spotlights to ceiling, two velux windows, double radiator, storage, fitted carpet.

### **Rear Garden**

Approximately 65ft – Immediate patio area, remainder laid to lawn with two timber built sheds to rear, raised decking area to rear.

### **Front Exterior**

Part laid to lawn part hard standing giving off street parking.