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Grange Road, Aveley

£415,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- CLASSIC MODERN INTERIOR DESIGN
- IMMACULATELY PRESENTED
- 24' x 14' DOUBLE RECEPTION ROOM
- 14' x 9' EXTENDED KITCHEN/DINER WITH LANTERN SKYLIGHT
- RE-FITTED FIRST FLOOR BATHROOM
- MODERN SHUTTER BLINDS
- STUNNING 55' REAR GARDEN
- 17' x 16' DOUBLE GARAGE/WORKSHOP
- OFF STREET PARKING FOR TWO CARS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to front and both sides, black-and-white mosaic tiled flooring, second front entrance via hardwood door opening into:

Entrance Hall

Radiator, under stairs storage cupboard housing electricity meter, modern tile effect vinyl flooring, hardwood stairs to first floor.

Reception Room

7.46m x 4.52m (24' 6" x 14' 10") > 2.89m (9' 6") Double glazed bay windows with integral shutter blinds to front, feature fireplace, built-in storage cupboard housing boiler. two radiators, laminate flooring.

Kitchen / Diner

4.51m x 2.74m (14' 10" x 9' 0") Lantern skylight window to ceiling with protective corrugated plastic cover, inset spotlights to ceiling, double glazed windows to side and rear, a range of matching wall and base units, marble effect laminate work surfaces, one and a half bowl butler-style sink and drainer with mixer tap, space for large cooker, extractor hood, space and plumbing for washing machine, Integrated fridge, integrated freezer, mosaic tiled splash backS, carpet tiled flooring, radiator, uPVC door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral ladder leading to boarded loft with built in storage cupboards and lighting, double glazed windows to side, modern tile affect vinyl flooring.

Bedroom One

3.87m x 2.87m (12' 8" x 9' 5") Double glazed windows with integral shutter blinds to front, radiator, hardwood flooring.

Bedroom Two

3.46m x 2.81m (11' 4" x 9' 3") (Max) Double glazed windows with interior shutter blinds to rear, radiator, hardwood flooring.

Bedroom Three

2.76m x 1.63m (9' 1" x 5' 4") Double glazed windows with shutter blinds to front, radiator, laminate flooring.

Shower Room

1.76m x 1.6m (5' 9" x 5' 3") (Max) Obscure double glazed window to rear, low-level flush WC, hand wash basin set on base units, shower cubicle, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 55' Immediate raised decking area, remainder laid to decorative pebbles and stone, flowerbed borders, access to front via timber gate.

Detached Double Garage / Workshop

5.26m x 5.0m (17' 3" x 16' 5"). Power & lighting.

Front Exterior

Fully paved giving off street parking for two cars.