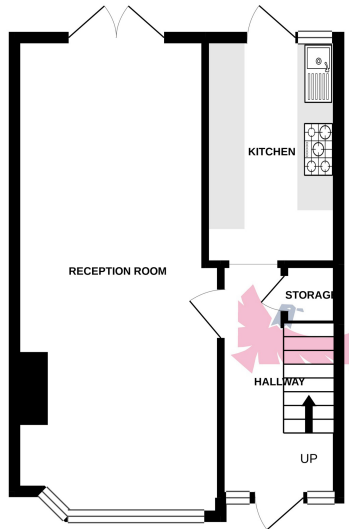
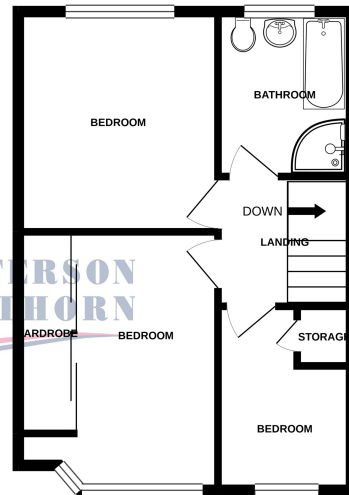


GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C	69	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



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Davis Road, Aveley

Guide Price £325,000

- THREE BEDROOMS
- REFURBISHED & MAINTAINED TO AN IMMACULATE STANDARD
- PERMITTED PLANNING & FOOTINGS LAID FOR SINGLE REAR EXTENSION
- 23' DOUBLE RECEPTION ROOM
- RE-FITTED FOUR PIECE BATHROOM
- 15' DETACHED OUTBUILDING & SHELTERED HOT TUB
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13, M25 & LAKESIDE
- OFF STREET PARKING
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Under-stairs storage cupboard housing gas and electricity meters, radiator, laminate flooring, stairs to first floor.

Reception Room

7.12m x 3.24m (23' 4" x 10' 8") > 3.0m (9' 10") Double glazed windows to front, two radiators, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.45m x 2.09m (11' 4" x 6' 10") Spotlight bar to ceiling, double glazed windows to rear, range of matching wall and base units, oak work surfaces, inset sink and drainer with mixer tap, space for large cooker with five ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splash backs, tile effect laminate flooring, uPVC door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, fitted carpet.



Bedroom One

4.03m x 3.16m (13' 3" x 10' 4") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

Bedroom Two

3.46m x 3.14m (11' 4" x 10' 4") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.88m > 2.04m (9' 5" > 6' 8") x 1.94m (6' 4") Double glazed windows to front, radiator, laminate flooring, built-in storage cupboard.



Bathroom

2.58m x 1.96m (8' 6" x 6' 5") Opaque double glazed windows to rear, panelled bath, hand wash basin, low-level flush WC, rainfall shower cubicle, chrome hand towel radiator, tiled splash backs, tile effect laminate flooring.

EXTERIOR

Rear Garden

Approximately 26ft -Two detached outbuildings, immediate hard standing area, (footings for rear extension), raised decking area, built in metal pergola covering hot tub (to remain).

Detached Brick Outbuilding

4.66m x 2.93m (15' 3" x 9' 7") Double glazed windows to front, sliding uPVC framed doors to side, power and lighting.



Front Exterior

Fully paved giving off street parking.

