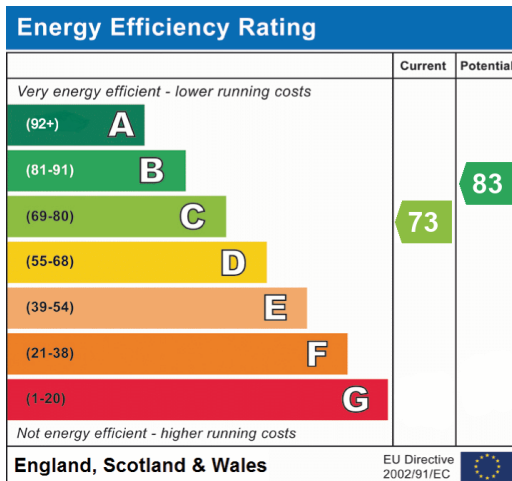


TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.

While 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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Dacre Crescent, Aveley Guide Price £450,000

- GREATLY EXTENDED FOUR BEDROOM END OF TERRACE HOUSE
- SINGLE REAR/SIDE & DORMER LOFT EXTENSIONS
- EXCELLENT CONDITION & HIGH SPECIFICATION
- THREE FLOORS
- THREE RECEPTIONS
- UTILITY ROOM & GROUND FLOOR WC
- FIRST FLOOR FAMILY BATHROOM
- ENSUITE SHOWER ROOM/WC TO BEDROOM ONE
- EASILY MAINTAINED, LANDSCAPED REAR GARDEN





GROUND FLOOR

Front Entrance

Via uPVC framed double glazed single door opening into porch, double glazed windows to front and both sides, luxury vinyl flooring, second front entrance via uPVC door opening into:

Entrance Hall

Karndean flooring, stairs to first floor.

Reception Room One

5.42m > 4.47m (17' 9" > 14' 8") x 3.73m (12' 3") Double glazed windows to front, radiator, Karndean flooring.

Kitchen / Diner

5.42m x 3.0m (17' 9" x 9' 10") Inset spotlights to ceiling, kitchen area; a range of matching wall and base units, hardwood work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring induction hob, extractor hood, integrated fridge, integrated dishwasher, hardwood splashbacks, part glass tiled walls, Karndean flooring, dining area; modern vertical radiator, Karndean flooring.

Reception Room Two

4.06m x 2.96m (13' 4" x 9' 9") Lantern skylight window to ceiling, inset spotlights to ceiling, double glazed windows to rear, vertical radiator, feature granite stone media wall, Karndean flooring, uPVC double glazed double doors with integral blinds opening to rear garden.

Utility Room

2.1m x 1.84m (6' 11" x 6' 0") Spotlights to ceiling, a range of wall units, hardwood work surface over space and plumbing for washing machine, space for tumble dryer, tiled flooring, composite door to front opening to side.

Ground Floor WC

1.83m x 0.71m (6' 0" x 2' 4") Obscure double glazed window to rear, low level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring.



FIRST FLOOR

Landing

Double glazed windows to front, radiator, fitted carpet, stairs to second floor.

Bedroom Two

3.06m x 3.02m (10' 0" x 9' 11") Double glazed windows to rear, radiator, fitted wardrobe and over bed units, fitted carpet.

Bedroom Three

3.52m x 1.83m (11' 7" x 6' 0") Spotlights to ceiling, double glazing windows to front, radiator, laminate flooring.

Bedroom four

3.52m x 1.81m (11' 7" x 5' 11") Double glazed window to side, radiator, laminate flooring.

Bathroom

2.25m x 1.65m (7' 5" x 5' 5") Inset spotlights to ceiling, double glazed windows to rear, low level flush WC, hand wash basin set on base units within integral laminate surface, panelled bath with shower attachment, integral rainfall shower, chrome hand towel radiator, tiled walls, vinyl tiled flooring.

SECOND FLOOR

Landing

Skylight window to front ceiling, built in storage cupboard, fitted carpet.

Bedroom One

4.98m x 3.64m (16' 4" x 11' 11") > 3.08 m Inset spotlights to ceiling, two skylight windows with integral blackout blinds to front ceiling, double glazed windows to rear, storage and eaves, radiator, fitted carpet.

Ensuite Shower Room

2.12m x 1.2m (6' 11" x 3' 11") Inset spotlights to ceiling, double glazed window to rear, low level flush WC, hand wash basin, shower cubicle, tiled walls, chrome hand towel radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 28' to rear of garage, part paved and part laid to lawn.

Detached Garage

6.02m x 4.94m (19' 9" x 16' 2") Double glazed window to rear, electric roller door to front, power and lighting, Sink within laminate work surface over a range of base drawer & units.

Attached Lean To / Shed

6.19m x 1.29m (20' 4" x 4' 3") Corrugated plastic roof, hardwood door to rear and front.

Front Exterior

Fully paid giving off street parking for two cars, sliding metal gate to front.