



Energy Efficiency Rating

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

Hall Terrace, Aveley

£400,000

- EXTENDED TWO BEDROOM END OF TERRACE HOUSE
- STUNNING OPEN FIELD VIEWS TO SIDE & REAR
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING) WITH ARCHITECT'S PLANS DRAWN
- 22' x 17' (max) DOUBLE RECEPTION ROOM
- 22' KITCHEN/DINER & GROUND FLOOR WC
- JULIET BALCONY TO BEDROOM ONE OVERLOOKING OPEN FIELD





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Understairs storage cupboard housing metres and fuse box, radiator, laminate flooring, stairs to first floor, access to accommodation.

Reception Room

6.8m x 3.63m (22' 4" x 11' 11") uPVC framed double glazed sash windows to front, radiator, feature fireplace, built-in storage cupboard housing boiler, uPVC framed double glazed French doors to rear opening to rear garden, laminate flooring.

Dining Area

2.49m x 1.94m (8' 2" x 6' 4") Double glazed windows to rear, radiator, built-in storage cupboard, laminate flooring.

Kitchen / Diner

6.81m x 4.63m (22' 4" x 15' 2") > 1.86m (6' 1") uPVC framed double glazed sash windows to front, double glazed windows to rear and side, a range of integrated handled matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with extendable mixer tap, space for large cooker, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for American style fridge freezer, laminate splashbacks, radiator to rear, laminate flooring.

Ground Floor WC

0.98m x 0.88m (3' 3" x 2' 11") Low level flush WC, vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to side, fitted carpet.

Bedroom One

5.5m (Into fitted wardrobes) x 3.23m (Max) (18' 1" x 10' 7") Double glazed sash windows to front, fitted wardrobes, built-in storage area, vertical radiator, uPVC framed double glazed balcony door opening to Juliet balcony to side, laminate flooring.

Bedroom Two

3.49m x 2.79m (11' 5" x 9' 2") Double glazed windows to rear, radiator, laminate flooring.

Shower Room

2.58m x 2.49m (Max) (8' 6" x 8' 2") Obscure double glazed windows to rear and side, inset spotlights to ceiling, panelled bath with shower attachment, separate rainfall shower cubicle, low level flush WC, hand wash basin set on base units, chrome hand towel radiator, modern uPVC panelled ceiling and walls, modern decorative vinyl flooring.



EXTERIOR

Rear Garden

Approximately 51' (To front of outbuilding) Immediate raised patio, remainder laid to lawn with paved pathways. Access to front via side gate.

Detached Brick Outbuilding

4.79m x 2.38m (Max) (15' 9" x 7' 10")

Front Exterior

Paved driveway giving off street parking, laid to lawn front garden.

