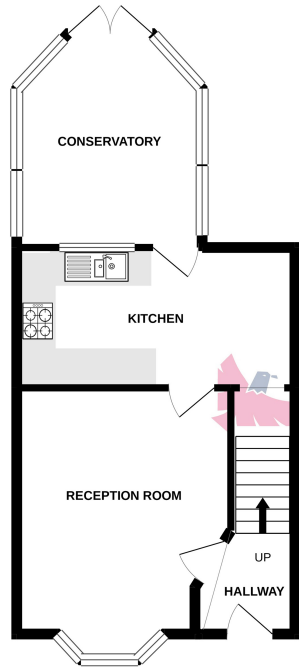
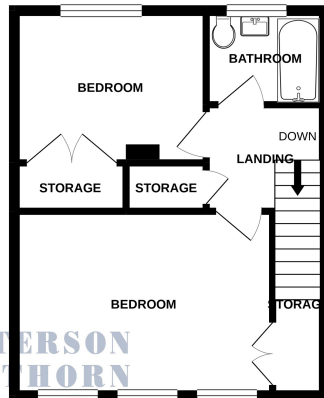


GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 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		92
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	62	
(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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Tamar Drive, Aveley

Guide Price £290,000

- GUIDE PRICE £290,000 TO £300,000
- TWO BEDROOMS TERRACED HOUSE
- WELL MAINTAINED & PRESENTED THROUGHOUT
- 13' BAY FRONTED RECEPTION ROOM
- CONSERVATORY
- POTENTIAL TO EXTEND STPP
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE



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GROUND FLOOR

Front Entrance

Via UPVC door opening into:

Hallway

Opaque double glazed window to front, radiator, laminate flooring, stairs to first floor.

Reception Room

4.12m x 3.58m (13' 6" x 11' 9") Double glazed bay windows to front, radiator, laminated flooring.

Kitchen

4.65m x 2.35m (15' 3" x 7' 9") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and half bowl butler-style inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for American-style fridge freezer, space for tumble dryer, tiled splash backs, under stairs storage cupboard, tile effect laminate flooring, uPVC door to rear opening into:

Conservatory

3.59m x 3.11m (11' 9" x 10' 2") Double glazed windows throughout, tiled flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, built-in storage cupboard, fitted carpet.

Bedroom One

4.3m x 3.08m (14' 1" x 10' 1") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.21m x 2.69m (10' 6" x 8' 10") > 2.56m (8' 5") Double glazed windows to rear, radiator, built-in storage cupboards, fitted carpet.

Bathroom

1.98m x 1.67m (6' 6" x 5' 6") Opaque double glazed windows to rear, P-shaped panel bath, rainfall shower, hand wash basin inset within drawer units, low level flush WC, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 48ft - Immediate patio area, decking area to rear, remainder laid to artificial grass with various bush and plant borders, access to front via timber gate through shared walkway.

Front Entrance

Fully paved giving off street parking for two vehicles.

