


TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metapix ©2021.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



### Stanford Gardens, Aveley

GUIDE PRICE £400,000

- EXTENDED THREE BEDROOMS END OF TERRACE HOUSE
- PLANNING PERMISSION FOR REAR EXTENSION (Thurrock Council ref. 22/01474/HHA)
- 90' x 72' REAR GARDEN
- PRESENTED TO A HIGH SPECIFICATION THROUGHOUT
- 21' BAY FRONTED RECEPTION ROOM
- SOUGHT AFTER CUL-DE-SAC
- CLOSE TO TOWN CENTRE
- EASY ACCESS TO A13, M25 & LAKESIDE SHOPPING
- POTENTIAL OFF STREET PARKING FOR TWO CARS



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.



## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door, opening into:

### **Hallway**

Opaque double glazed windows to front, radiator, laminate flooring, under-stairs storage cupboard housing gas and electricity meters, stairs to first floor.

### **Reception Room**

6.66m x 3.27m (21' 10" x 10' 9") Double glazed bay windows to front, radiator, laminate flooring, double glazed windows to rear, uPVC framed double doors to rear opening to rear garden.

### **Kitchen**

3.12m x 2.92m (10' 3" x 9' 7") Double glazed windows to side and rear, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, double cooker with four ringed gas hob, freestanding fridge freezer, space and plumbing for washing machine, mosaic tiled splash backs, tile effect vinyl flooring, uPVC door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded and insulated loft, fitted carpet.

### **Bedroom One**

3.79m x 3.28m (12' 5" x 10' 9") Double glazed bay windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.56m x 3.3m (11' 8" x 10' 10") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes and shelving units, fitted carpet.

### **Bedroom Three**

2.09m x 1.82m (6' 10" x 6' 0") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.12m x 1.82m (6' 11" x 6' 0") Opaque double glazed windows to rear, low-level flush WC, hand wash basin and panelled bath, radiator, vinyl tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 90' x 72'. Immediate wraparound hardstanding area, remainder laid to lawn with various bush plants and flower borders, fenced off area to rear, access to front.

### **Front Exterior**

Fully paved giving potential off street parking for two cars.

