


TOTAL FLOOR AREA : 1677 sq.ft. (155.8 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   |
| Very energy efficient - lower running costs |                         |   |
| (92+) <b>A</b>                              |                         |   |
| (81-91) <b>B</b>                            |                         |   |
| (69-80) <b>C</b>                            |                         | 79  |
| (55-68) <b>D</b>                            | 66                      |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

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## Purfleet Road, Aveley

£550,000

- FOUR BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- FULL WIDTH SINGLE REAR & DORMER EXTENSIONS
- BOASTING OVER 1,600 SQUARE FEET OF ACCOMMODATION OVER THREE FLOORS
- TWO RECEPTION ROOMS & EXTENDED KITCHEN/DINER
- ENSUITE SHOWER ROOM & DRESSING ROOM/OFFICE AREA TO BEDROOM ONE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25 & LAKESIDE SHOPPING



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Hallway**

Obscure double glazed windows to front, inset spotlights to ceiling, under stairs storage cupboard housing metres and fuse box, radiator, laminate flooring, stairs to first floor.

### **Reception Room One**

4.39m x 3.94m (14' 5" x 12' 11") Double glazed bay windows to front, radiator, fireplace, fitted carpet.

### **Reception Room Two**

3.96m x 3.61m (13' 0" x 11' 10") Gas fire, laminate flooring.

### **Kitchen / Diner**

5.5m x 3.27m (18' 1" x 10' 9") Three skylight windows to ceiling, inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, five ring gas hob, extractor hood, space and plumbing for appliances, space for fridge freezer, tiled splash back, two radiators, tiled flooring, uPVC framed double doors to rear opening to rear garden.

### **Utility Room**

2.65m x 2.44m (8' 8" x 8' 0") Inset spotlights to ceiling, double glazed windows to side, laminate work surfaces, over a range of base units, a range of wall units, inset sink and drainer with mixer tap, tiled splashback, radiators, space and plumbing for appliances, laminate flooring.

### **Ground Floor WC**

1.5m x 0.74m (4' 11" x 2' 5") Inset spotlights to ceiling, obscure double glazed window to side, low level flush WC, corner hand wash basin, part tiled walls, radiator, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Obscure double glazed windows to side, fitted carpet, stairs to second floor.

### **Bedroom Two**

4.37m x 3.64m (14' 4" x 11' 11") Inset spotlights to ceiling, double glazed bay windows to front, radiator, fitted carpet.

### **Bedroom Three**

3.91m x 3.74m (12' 10" x 12' 3") Double glazed windows to rear, built-in storage cupboard, boiler, radiator, fitted carpet.

### **Bedroom Four**

2.58m x 2.39m (8' 6" x 7' 10") Double glazed windows to front, radiator, this is carpet.

### **Bathroom**

2.41m x 2.21m (7' 11" x 7' 3") Inset spotlights to ceiling, obscure double glazed windows to side, freestanding roll-top bath with shower attachment, low level flush WC, hand wash basin over a pair of drawer units, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

## **SECOND FLOOR**

### **Hallway**

Obscure double glazed window to side, inset spotlights to ceiling, fitted carpet.

### **Bedroom One**

3.8m x 3.65m (12' 6" x 12' 0") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

### **Ensuite Shower Room**

2.18m x 2.02m (7' 2" x 6' 8") Inset spotlights to ceiling, obscure double glazed window to rear, low level flush WC, rainfall shower cubicle, hand wash basin over a pair of drawer units, chrome hand towel radiator, tiled walls, tiled flooring.

### **Dressing Room / Study Area**

5.92m x 2.46m (19' 5" x 8' 1") Inset spotlight the ceiling, two skylight windows with integral blinds to front, radiator, storage in eaves, fitted carpet.

## **EXTEIOR**

### **Rear Garden**

Approximately 85' Immediate wrap-around patio, remainder laid to lawn, timber shed, metal shed, access to front via double metal gates.

### **Front Exterior**

Hard standing giving off street parking for multiple cars.