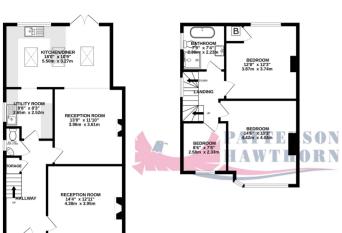
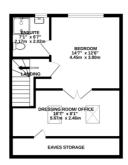
GROUND FLOOR
 1ST FLOOR
 2ND FLOOR

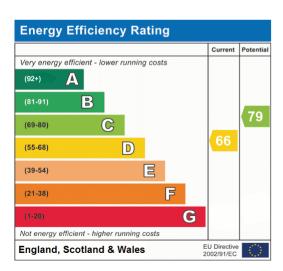
 729 sq.tt. (67.8 sq.m.) approx.
 504 sq.tt. (46.9 sq.m.) approx.
 443 sq.tt. (41.2 sq.m.) approx.





TOTAL FLOOR AREA: 1677 sq.ft. (155.8 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, crooms and any other lemms are approximate and no responsible; to state for any error orisistion or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, spectage and applicance solven hore not been selled and no guarders.



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 repsentation 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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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





GROUND FLOOR

Front Entrance

Hallway

Via composite door opening into:

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

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

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

1.5 m x 0.74 m (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

 $2.58\,m\,x\,2.39\,m$ (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

 $2.18\,m$ x $2.02\,m$ (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.