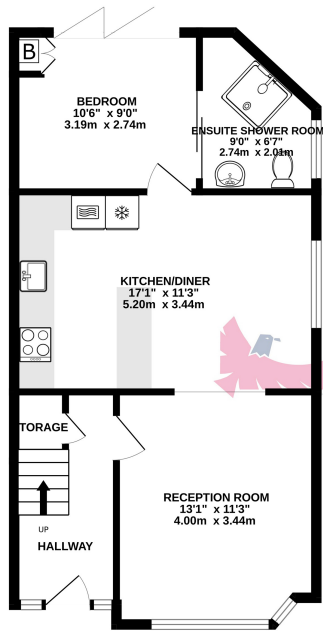
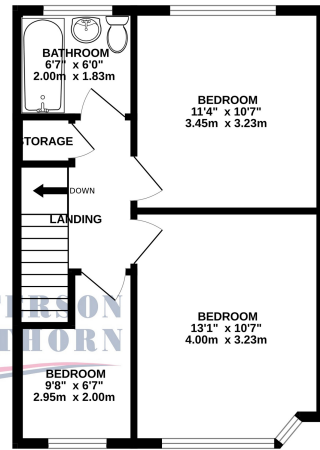


GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 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.
Made with Metropix 12/2024



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Hanford Road, Aveley £449,995

- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- RECENTLY REFURBISHED THROUGHOUT
- VERY HIGH SPECIFICATION
- MODERN, CONTEMPORARY INTERIOR DESIGN
- GROUND FLOOR BEDROOM WITH ENSUITE SHOWER ROOM
- RE-FITTED ROK BESPOKE KITCHEN
- SILESTONE LAGOON WORKTOPS
- INTEGRATED NEFF APPLIANCES
- QUALITY, MODERN TILED FLOORING



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.

See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Entrance Hall

Obscure double glazed windows to front, radiator, fitted carpet, under-stairs storage cupboard, stairs to first floor.

Reception Room

4m x 3.34m (13' 1" x 10' 11"). Double glazed windows to front, radiator with modern cover, ceramic tiled flooring.

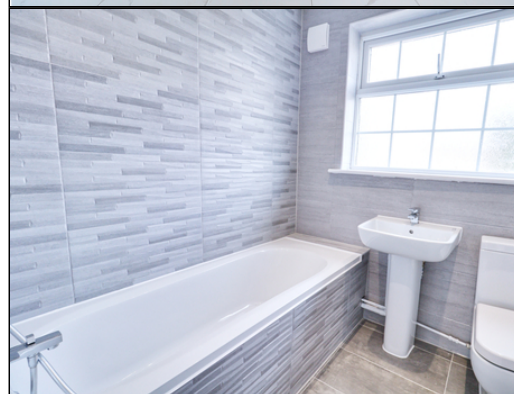
Kitchen/Diner

5.2m x 3.41m (17' 1" x 11' 2"). Inset spotlights to ceiling, double glazed windows to side, radiator with modern cover.

Rok bespoke kitchen: A range of matching wall and base units, Sile stone Lagoon worktops, integrated Wi-Fi enabled Neff oven, integrated Neff microwave, integrated fridge & freezer, washing machine, wine cooler, four ring electric Neff hob, one & a half bowl Obode sink with black mixer tap, stone splashbacks, ceramic tiled flooring.

Ground Floor Bedroom

3.19m x 2.73m (10' 6" x 8' 11"). Radiator with modern cover, vinyl flooring, uPVC framed double glazed bi-folding doors to rear opening to rear garden, built storage cupboard housing boiler.



Ensuite Shower Room

2.72m (max) x 1.64m (8' 11" x 5' 5"). Inset spotlights to ceiling, obscure double glazed windows to side, low-level flush WC, hand wash basin, rainfall shower, anti-mist mirror with touch lighting, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet, built in storage cupboard.

Bedroom One

4m x 3.23m (13' 1" x 10' 7"). Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.4m x 3.23m (11' 2" x 10' 7"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.95m x 2m (9' 8" x 6' 7"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.91m x 1.83m (6' 3" x 6' 0"). Inset spotlights to ceiling, double glazed windows to rear, low-level flush WC, hand wash basin, tiled bath with shower attachment, chrome hand-towel radiator, porcelain tiled walls & flooring.

EXTERIOR

Rear Garden

Approximately 42'. Immediate porcelain tiled patio, remainder laid to lawn, access to front via shared driveway.

Front Exterior

Fully paved with raised corner brick flower bed, off street parking.