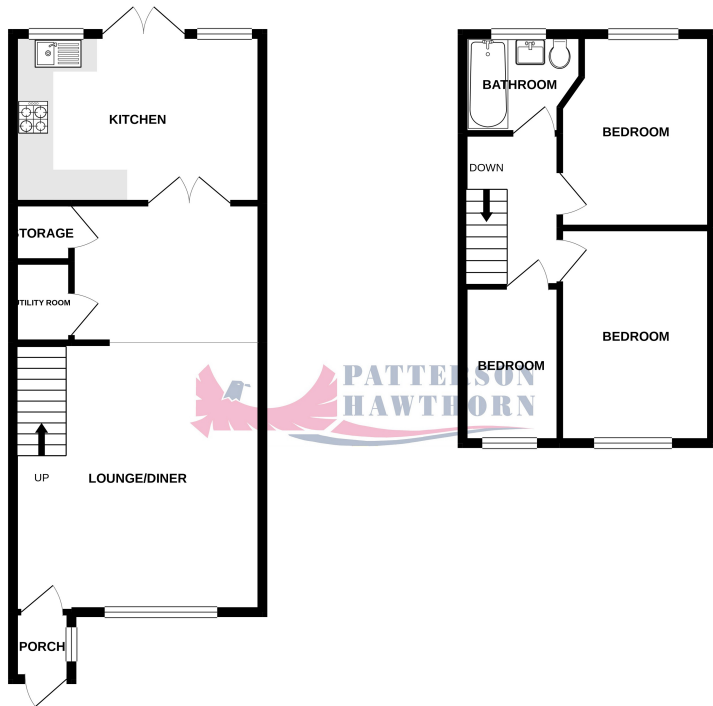


GROUND FLOOR
534 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA - 902 sq.ft. (83.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 MyPlan 10/2020

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D	66	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		78
(55 to 68) D	62	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Grange Road, Aveley

Guide Price £305,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- IMMACULATE THROUGHOUT
- EXTENDED TO REAR
- 23FT LOUNGE / DINER
- LANDSCAPED GARDEN
- DETACHED SUMMERHOUSE
- SOUGHT AFTER ROAD
- GUIDE PRICE £305,000 TO £315,000



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GROUND FLOOR

Front Entrance

Via uPVC door into storm porch, double glazed windows to side, wood grain effect laminate flooring, second door is uPVC opening into:

Lounge / Diner

7.03m > 3.44m (23' 1" > 11' 3") x 4.62m > 3.38m (15' 2" > 11' 1") Double glazed windows to front, radiator to front, radiator to side rear, wood grain effect laminate flooring, stairs to first floor.

Utility Room

1.82m x 1.07m (6' 0" x 3' 6") Wood grain effect laminate flooring, range of matching wall and base units, laminate work surface, space and plumbing for washing machine, large built in storage cupboard, set of hardwood framed double doors opening into:

Kitchen

4.6m x 3.09m (15' 1" x 10' 2") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, space for large cooker, five ring gas hob, extractor hood, tiled splash backs, wood grain effect laminate flooring, uPVC framed double doors opening into rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling.

Bedroom One

3.93m x 2.88m (12' 11" x 9' 5") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.45m x 2.56m (11' 4" x 8' 5") Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.85m x 1.64m (9' 4" x 5' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

Comprising inset spotlights to ceiling, double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, rainfall shower, chrome hand towel radiator, tiled walls, wood grain effect laminate flooring.

EXTERIOR

Rear Garden

Approximately 60ft – Fully paved with brick-built flowerbeds, detached Summerhouse.

Detached Summerhouse

4.16m x 3.84m (13' 8" x 12' 7") Double glazed windows throughout, power and lighting.

Front Exterior

Fully paved giving off street parking.