




Energy Efficiency Rating 1... 1...

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 64) 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	

Mill Road, Aveley

GUIDE PRICE £325,000

- TWO BEDROOMS
- SEMI DETACHED HOUSE
- MODERN ECO FRIENDLY HOME
- TRIPPLE GLAZED
- BUILT 2013
- SOLAR PANELS
- CHAIN FREE
- ALLCATED GATED PARKING
- ECO FEATURES INCLUDING RAIN WATER HARVESTING
- GUIDE PRICE £325,000 TO £330,000

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GROUND FLOOR

Front Entrance

Via obscure triple glazed door into:

Hallway

Triple glazed sliding patio door to rear leading to rear garden, stairs to first floor, under-stairs storage cupboard, inset spotlights to ceiling, warm air system, wooden flooring with under floor heating.

Utility Room

5' 7" x 4' 6" (1.70m x 1.37m) Zanussi washing machine and Beko tumble dryer to remain, water tank, warm air system.

Ground Floor Cloakroom

5' 5" x 3' 7" (1.65m x 1.09m) Comprising hand wash basin with mixer tap inset within units, low level flush WC, sensor lighting, warm air system, tiled flooring with under heating,

Open Plan Living / Kitchen

22' 7" x 11' 2" (6.88m x 3.40m) Triple glazed sliding patio doors to front leading to balcony area, triple glazed circular feature window to side, range of base level units and drawers with work surfaces, inset sink and drainer with mixer tap, integrated Lamona oven and Lamona hob with extractor hood to remain, integrated Lamona microwave, integrated Lamona dishwasher, integrated fridge freezer, range of matching eye level cupboards, inset spotlights to ceiling, warm air system, wooden flooring with under floor heating.



FIRST FLOOR

Landing

Obscure triple glazed windows to side, inset spotlights to ceiling.

Master Bedroom

17' 1" x 11' 0" (5.21m x 3.35m) Triple glazed sliding patio door to front leading to balcony, fitted wardrobes to side with sliding doors, inset spotlights to ceiling, warm air system, door opening into:

Ensuite

6' 11" x 6' 4" (2.11m x 1.93m) Comprising panelled bath with mixer tap and shower attachment, hand wash basin with mixer tap inset within base unit, low level flush WC, heated towel rail, tiled splash backs, inset spotlights to ceiling, warm air system, tiled flooring with under floor heating.



Bedroom Two

16' 2" x 11' 0" (4.93m x 3.35m) Triple glazed window to rear, fitted wardrobes to side with sliding doors, inset spotlights to ceiling, warm air system.

Shower Room / WC

Comprising shower cubicle with wall mounted shower, hand wash basin with mixer tap inset within base unit, low level flush WC, heated towel rail, inset spotlights to ceiling, warm air system, tiled flooring.



EXTERIOR

Rear Garden

Approximately 33ft - Mainly laid to brick paving, shed to remain, side access.

Front Exterior

Accessed via double opening gates, one allocated parking space.

