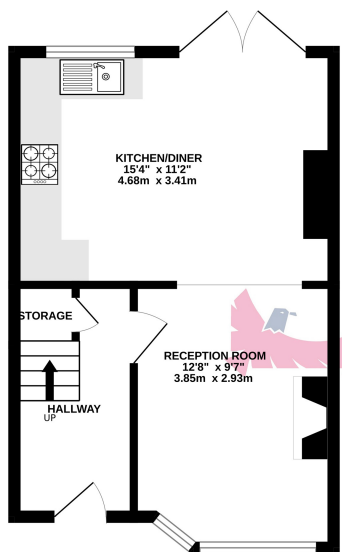
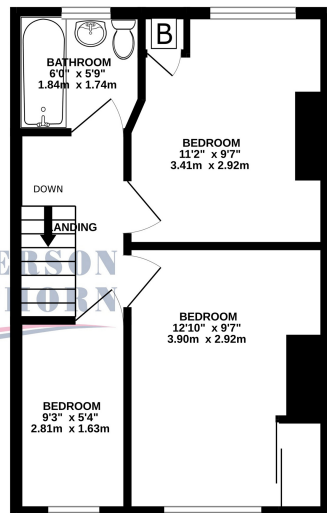


GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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 here are not been tested and no guarantee as to their operability or efficiency can be given.
Made with Menqix 12/2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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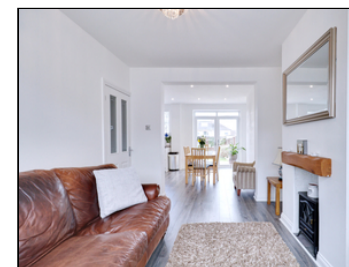
Ockendon@pattersonhawthorn.co.uk



Grange Road, Aveley

£375,000

- THREE BEDROOM TERRACED HOUSE
- VERY HIGH SPECIFICATION & IMMACULATLY PRESENTED
- 15' MODERN KITCHEN WITH INTEGRATED APPLIANCES
- 72' LANDSCAPED REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- GARAGE & OFF STREET PARKING
- ONE OF AVELEY'S MOST SOUGHT AFTER ROADS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

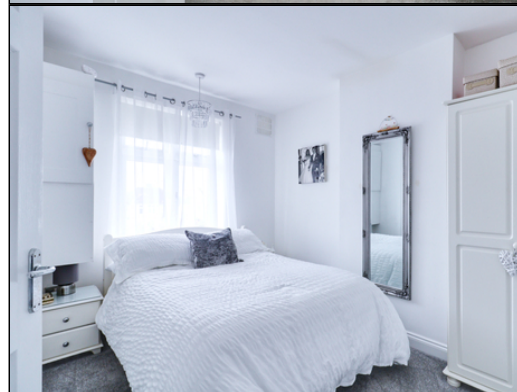
Under stairs storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room One

3.85m x 2.95m (12' 8" x 9' 8") Double glazed bay windows to front, radiator, feature fireplace, laminate flooring.

Kitchen / Diner

4.68m x 3.39m (15' 4" x 11' 1") Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven with four ring gas hob, extractor hood, integrated dishwasher, integrated washing machine, space for freestanding fridge freezer, radiator, tiled splash backs, laminate flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling opening to part boarded loft, fitted carpet.

Bedroom One

3.92m x 3.89m (Into fitted wardrobes) (12' 10" x 12' 9") Double glazed windows to front, radiator, fitted wardrobes and fitted vanity unit, fitted carpet.

Bedroom Two

3.47m x 2.92m (11' 5" x 9' 7") Double glazed windows to rear, eye-level unit housing boiler, radiator, fitted carpet.

Bedroom Three

2.81m x 1.66m (9' 3" x 5' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.84m x 1.74m (6' 0" x 5' 9") Obscure double glazed windows to rear, inset spotlights to ceiling, low level flush WC, hand wash basin set on a base unit, tiled bath, rainfall shower, tiled walls, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 72' Immediate raised sandstone patio, remainder mostly laid to lawn, patio area to rear, paved pathway to side, raised brick flowerbed border, garage to rear, access to rear via timber gate.

Front Exterior

Fully paved giving off street parking.