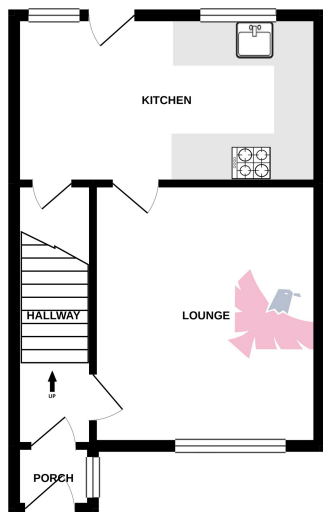
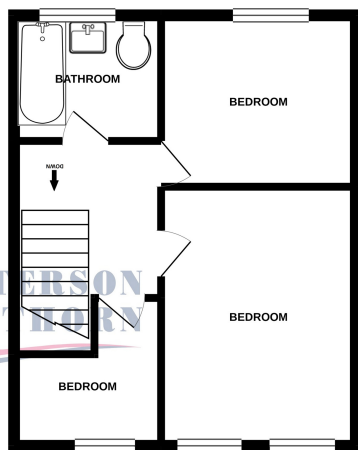


GROUND FLOOR
343 sq. ft. (31.9 sq. m.) approx.



1ST FLOOR
370 sq. ft. (34.4 sq. m.) approx.



TOTAL FLOOR AREA: 714 sq. ft. (66.3 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	57	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	53	
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Romford Road, Aveley

£290,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- REFURBISHED THROUGHOUT
- REFITTED KITCHEN (JAN '20)
- OFF STREET PARKING
- NO ONWARD CHAIN



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.

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GROUND FLOOR

Front Entrance

Via uPVC door into storm porch, fixed leaded window to front, tiled flooring, second door hardwood opening into:

Hallway

Radiator to side, wood grain effect laminate flooring, stairs to first floor.

Lounge

4.14m x 3.66m (13' 7" x 12' 0") Double glazed windows to front, radiator, feature fireplace, wood grain effect laminate flooring.

Kitchen / Diner

4.67m x 2.36m (15' 4" x 7' 9") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, integrated oven, four ringed electric hob, extractor hood, integrated fridge, integrated freezer, space and plumbing for appliance, tiled splash backs, radiator, wood grain effect laminate flooring, large under-stairs storage cupboard, uPVC rear door opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.38m x 2.98m (14' 4" x 9' 9") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.15m > 2.28m (10' 4" > 7' 6")
2.28m (7' 6") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.0m x 2.24m (9' 10" x 7' 4") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.25m x 1.7m (7' 5" x 5' 7") Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 46ft x 17ft - Immediate hard standing area, raised paved area to rear, timber shed to rear, remainder laid to lawn, access to front via timber gate through shared walkway.

Front Exterior

Hard standing for off street parking.

