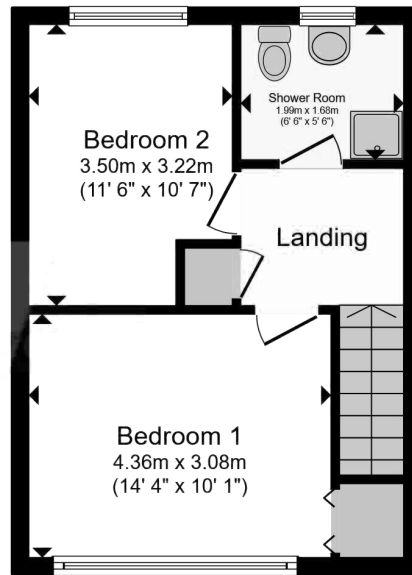

**Ground Floor**

**First Floor**

Total floor area 61.2 sq.m. (659 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.



## Usk Road, Aveley

**£350,000**

- TWO BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- 14' x 10' MAIN BEDROOM WITH WALK-IN-WARDROBE
- RE-FITTED SHOWER ROOM
- 45' REAR GARDEN (APPROX)
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- WALKING DISTANCE TO BELHUS & KENNINGTON PARKS
- EASY ACCESS TO A13 & M25







## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Entrance Hall**

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

### **Reception Room**

4.12m x 3.64m (13' 6" x 11' 11") Double glazed windows to front, feature fireplace, built-in shelving, radiator, fitted carpet.

### **Kitchen / Diner**

4.64m x 2.37m (15' 3" x 7' 9") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for appliance, tiled walls, radiator, part vinyl and part carpet flooring, large under stairs storage cupboard, aluminium framed obscure double glazed single door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fitted carpet, built-in storage cupboards with radiator.

### **Bedroom One**

4.3m x 3.08m (14' 1" x 10' 1") Double glazed windows to front, radiator, fitted carpet.



### **Walk-In Wardrobe**

1.71m x 0.91m (5' 7" x 3' 0") Built-in shelving and clothes rails, boiler.

### **Bedroom Two (L-Shaped)**

3.49m x 3.23m (11' 5" x 10' 7") Double glazed windows to rear. radiator, built-in storage cupboard, fitted carpet.



### **Shower Room**

1.99m x 1.67m (6' 6" x 5' 6") Obscure double glazed windows to rear, low-level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 45' Part paved and part laid to lawn.



### **Front Exterior**

Fully paved giving off street parking.