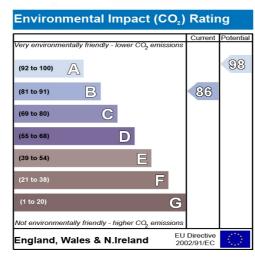


GROUND FLOOR 1ST FLOOR

# Energy Efficiency Rating Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (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



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 repsentation 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.



## 01708 400 400

Ockendon@pattersonhawthorn.co.uk



# Marshfoot Close, Aveley £325,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- 2015 NEW BUILD
- IMMACULATE THROUGHOUT
- GROUND FLOOR WC
- OFF STREET PARKING





### **GROUND FLOOR**

### **Front Entrance**

Via composite door into:

### Hallway

Inset spotlights to ceiling, understairs storage cupboard, radiator, tiled flooring, stairs to first floor.

### Kitchen

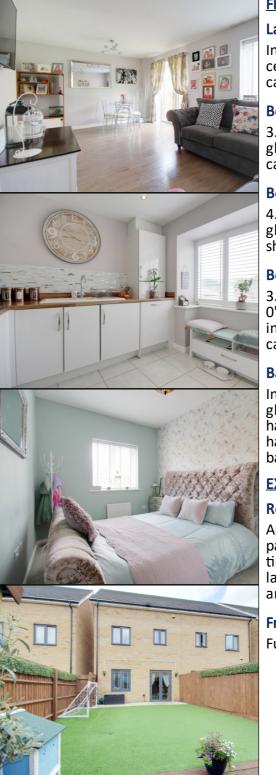
2.87m x 2.79m (9' 5" x 9' 2") Double glazed windows to front with integrated shutter blinds, inset spotlights to ceiling, range of matching wall and base units, laminate work surface, one and half bowl inset butler style sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, tiled splash backs, tiled flooring.

### **Ground Floor WC**

Comprising low level flush WC, hand wash basin, radiator, tiled splash backs, tiled flooring.

### Lounge

 $5.08m \times 3.81m (16' 8" \times 12' 6") > 3.38m (11' 1")$  Double glazed windows to rear, radiator, large built in storage cupboard, wood grain effect laminate flooring, French doors opening to rear garden.



### **FIRST FLOOR**

### Landing

Inset spotlights to ceiling, loft hatch to ceiling, built in storage cupboard, fitted carpet.

### **Bedroom One**

3.62m x 2.78m (11' 11" x 9' 1") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

4.24m x 2.3m (13' 11" x 7' 7") Double glazed windows to front with integrated shutter blinds, radiator, fitted carpet.

### **Bedroom Three**

3.1m x 2.67m (10' 2" x 8' 9") > 1.53m (5' 0") Double glazed windows to front with integrated shutter blinds, radiator, fitted carpet.

### **Bathroom**

Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, hand towel radiator to side, tiled splash backs, tiled flooring.

### **EXTERIOR**

### **Rear Garden**

Approximately 31ft x 20ft - Immediate patio area, decking area to rear with timber shed, remainder laid to artificial lawn, timber gate to side leading to side and front.

### **Front Exterior**

Fully paved for off street parking.