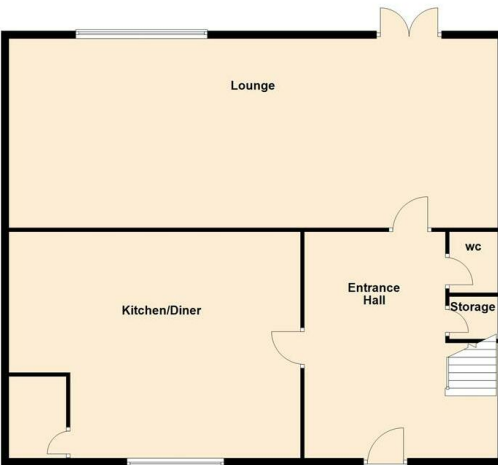
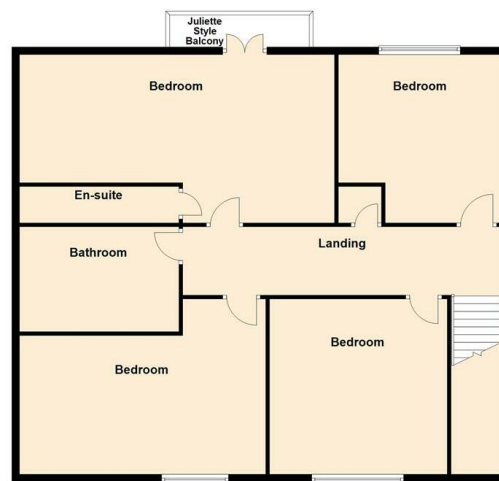



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B	81	
(69-80) C		
(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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Belhouse Avenue, Aveley

£475,000

- FOUR BEDROOM DETACHED HOUSE
- MODERN CONTEMPORARY INTERIOR DESIGN
- EPC RATING B & COUNCIL TAX BAND F
- 17' RECEPTION ROOM & 19' BAY FRONTED KITCHEN/DINER
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- EV CHARGING POINT
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- CONVENIENT FOR PURFLEET & OCKENDON C2C STATIONS
- EASY ACCESS TO A13 & M25





GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Obscure double glazed windows to front, inset spotlights to ceiling, radiator, laminate flooring, understairs storage cupboard, stairs to first floor.

Reception

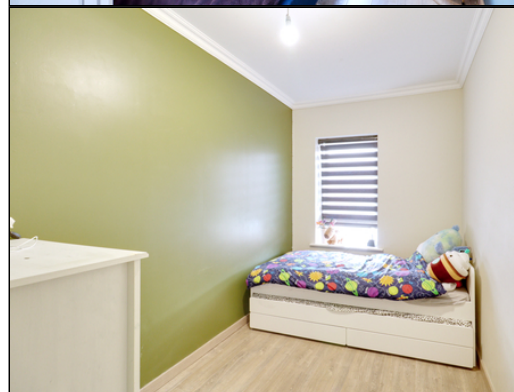
5.4m x 3.83m (17' 9" x 12' 7") Inset spotlights to ceiling, double glazed windows to rear, two radiators, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen / Diner

5.94m (Into bay) x 3.23m (19' 6" x 10' 7") > 2.74m (9' 0") Inset spotlights to ceiling, double glazed bay windows to front, radiator, 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 electric hob, extractor hood, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, laminate splashbacks, built-in storage cupboard housing boiler, laminate flooring.

Ground Floor WC

1.86m x 1.39m (6' 1" x 4' 7") Low level flush WC, hand wash basin set on laminate surface, chrome hand towel radiator, part tiled walls, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling, built-in storage cupboard, fitted carpet

Bedroom One

4.65m > 2.8m (15' 3" > 9' 2") x 3.14m (10' 4") uPVC framed double glazed double doors to rear opening to Juliet balcony, radiator, laminate flooring.

Ensuite Shower Room

1.98m x 1.71m (6' 6" x 5' 7") Inset spotlights to the ceiling, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

Bedroom Two

4.35m > 3.43m (14' 3" > 11' 3") x 2.21m (7' 3") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

3.22m (Into bay) x 2.52m (10' 7" x 8' 3") Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Four

3.47m > 2.04m (11' 5" > 6' 8") x 2.83m (9' 3") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.07m x 1.86m (6' 9" x 6' 1") (Max) Inset spotlights to ceiling, low-level flush WC, hand wash basin, panelled bath with shower attachment, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 24' Part paved and part laid to lawn, access to front via timber gate.

Front Exterior

Decorative pebbled front garden with paved pathway, paved driveway to side giving off street parking for two cars, electric vehicle charging point.