



Purfleet Road

Approximate Gross Internal Area
 Ground Floor = 63.9 sq m / 688 sq ft
 First Floor = 40.8 sq m / 440 sq ft
 Outbuilding = 23.2 sq m / 250 sq ft
 Total = 127.9 sq m / 1378 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Purfleet Road, Aveley

£475,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- THREE DOUBLE BEDROOMS
- 17' x 11' KITCHEN/DINER
- TWO ADDITIONAL RECEPTION ROOMS
- UTILITY ROOM & GROUND FLOOR WC
- RE-FITTED BATHROOM



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Obscure double glazed windows to front, radiator, tiled flooring, two understairs storage cupboards (one housing metres), additional built in storage cupboard, stairs to first floor, access to accommodation.

Reception Room One

3.82m x 3.56m (Into bay) (12' 6" x 11' 8"). Double glazed bay window to front, radiator, varnished engineered oak flooring.

Utility Room

2.71m x 1.77m (8' 11" x 5' 10"). Obscure double glazed window to side, inset spotlights to ceiling, laminate worksurface, butler-style inset sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, one base unit, space and plumbing for American-style fridge freezer, tiled flooring.

Kitchen / Diner

5.46m x 3.39m (17' 11" x 11' 1"). Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, laminate surfaces, inset butler-style sink and drainer with a mixer tap, integrated oven, five ring gas hob, extractor hood, integrated dishwasher, tiled splashbacks, radiator, tiled flooring, uPVC framed double glazed French doors to rear opening to rear garden.

Reception Room Two

3.67m x 2.86m (12' 0" x 9' 5") Inset spotlights to ceiling, radiator, varnished engineered oak flooring.



Ground Floor WC

Inset spotlights to ceiling, extractor fan, low-level flush WC with integral hand wash basin, part tiled walls, tiled flooring.

FIRST FLOOR

Landing

Double glazed windows to side, loft hatch to ceiling leading to boarded loft with skylight window, fitted carpet.

Bedroom One

3.81m (Into bay) x 3.67m (12' 6" x 12' 0") (Into fitted wardrobe). Double glazed bay window to front, radiator, fitted wardrobes and over-bed units, fitted carpet.

Bedroom Two

3.69m x 2.89m (12' 1" x 9' 6"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.78m x 2.74m (9' 1" x 9' 0"). Double glazed windows to rear, radiator, fitted carpet.

Bathroom

1.85m x 1.76m (6' 1" x 5' 9") Obscure double glazed windows to front, panelled bath, rainfall shower, low-level flush WC, hand wash basin set on drawer units, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 43'. Fully Paved.

Detached Outbuilding

4.82m x 4.17m (15' 10" x 13' 8") Inset spotlights and lantern skylight to ceiling, power, insulation, soundproofing, integral speakers and wiring to remain, uPVC framed double glazed sliding door to front.

Front Exterior

Paved giving off street parking for two cars.