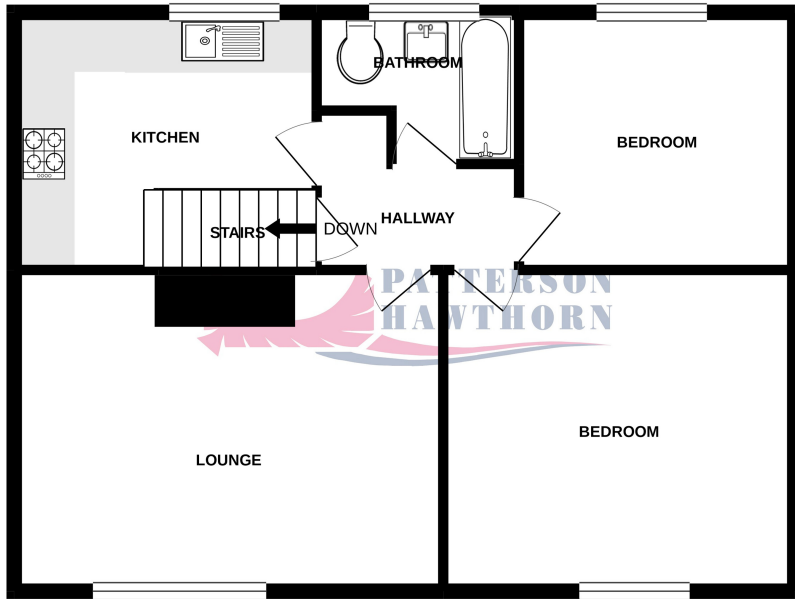


1ST FLOOR



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.
Made with Merge ©2020



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	73	76
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	73	76
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Dacre Crescent, Aveley
Guide Price £220,000

- TWO DOUBLE BEDROOMS
- FIRST FLOOR MAISONETTE
- PRIVATE & COMMUNAL GARDENS
- GARAGE
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- TWO BRICK STORAGE SHEDS
- LOFT STORAGE SPACE
- IDEAL FIRST TIME BUY
- GUIDE PRICE £220,000 TO £230,000



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.

See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via UPVC door into:

Hallway

Built in storage cupboards housing gas and electricity meters, wood grain effect laminate flooring, stairs to first floor.

FIRST FLOOR

Landing

Loft hatch to ceiling with integrated step ladder leading to partially boarded loft with power and lighting.

Lounge / Diner

5.02m x 3.75m (16' 6" x 12' 4") Double glazed windows to side, radiator, feature fireplace, wood grain effect laminate flooring.

Bedroom One

4.1m x 3.74m (13' 5" x 12' 3") Double glazed windows to side, radiator, wood grain effect laminate flooring.



Bedroom Two

3.21m x 3.01m (10' 6" x 9' 11") Double glazed windows to side, radiator, fitted carpet.

Bathroom

2.43m x 1.69m (8' 0" x 5' 7") > 1.17m (3' 10") Opaque double glazed windows to side, panelled bath with shower attachment, separate shower, hand wash basin inset within base units, low level flush WC, chrome hand towel radiator, tiled splash backs, mosaic tile effect vinyl flooring.

Kitchen

3.42m x 3.0m (11' 3" x 9' 10") > 2.05m (6' 9") Double glazed windows to side, range of matching wall and base units, laminate work surfaces, one and half bowl inset Butler style sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven, four ringed gas hob, space for freestanding fridge freezer, tiled splash backs, vinyl flooring.



EXTERIOR

Front Exterior

Private garden to front side, fully paved hard standing driveway in front of property, giving off street parking for multiple vehicles, garage in a block and communal gardens to rear with two brick built sheds.

