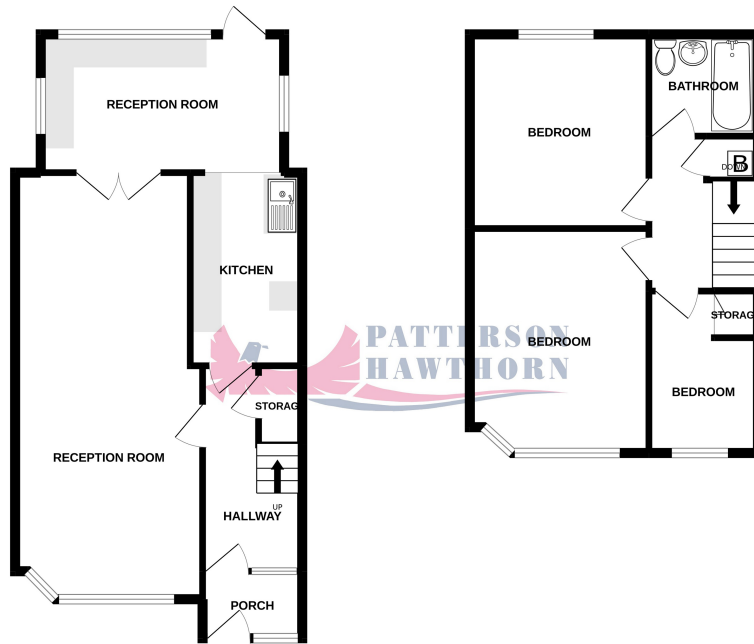


GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Metrage 10/02/22

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | 85 |
| (69 to 80) C | 71 | |
| (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 | |

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Hanford Road, Aveley £400,000

- EXTENDED THREE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 24' MAIN RECEPTION ROOM & 14' SECOND RECEPTION ROOM
- GARAGE & OFF STREET PARKING TO REAR
- WELL MAINTAINED FRONT & REAR GARDENS
- SOUGHT AFTER CUL-DE-SAC
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed window to front and side, tiled flooring, second front entrance via hardwood framed door opening into:

Hallway

Opaque window to front, radiator, under stairs storage cupboard housing gas and electricity metres, fitted carpet, stairs to first floor.

Reception Room One

7.13m x 3.33m (23' 5" x 10' 11") > 3.13m (10' 3") Two radiators, double glazed bay window to front, fitted carpet, hardwood framed double doors to rear opening into:

Reception Room Two

4.35m x 2.47m (14' 3" x 8' 1") Opaque double glazed windows to both sides, double glazed windows to rear, work surfaces over a range of base and drawer units, space and plumbing for appliance, carpet tiled flooring, uPVC door to rear opening to rear garden.

Kitchen

3.45m x 2.0m (11' 4" x 6' 7") A range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space for freestanding fridge freezer, tiled splash back's, tile effect vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to loft, built-in storage cupboard housing boiler, fitted carpet.

Bedroom One

4.02m x 3.2m (13' 2" x 10' 6") Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.48m x 3.2m (11' 5" x 10' 6") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.88m x 1.93m (9' 5" x 6' 4") Double glazed windows to front, radiator, built in over stairs storage cupboard, fitted carpet.

Bathroom

1.95m x 1.83m (6' 5" x 6' 0") Opaque double glazed windows to rear, panelled bath, low level flush WC, hand wash basin, radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 31' Immediate hard standing wrap-around pathway, remainder laid to lawn with flowerbed borders, access to front.

Detached Garage

Power and lighting, garage accessed via Hanford Road.

Front Garden

Laid to lawn with flower borders, hard standing path to front.