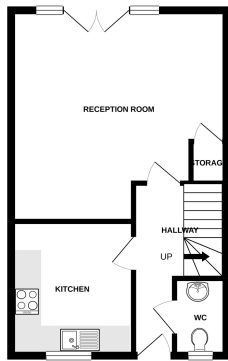
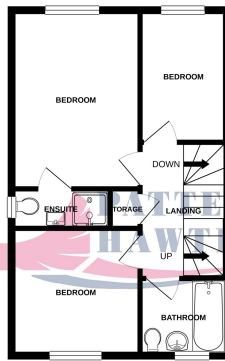


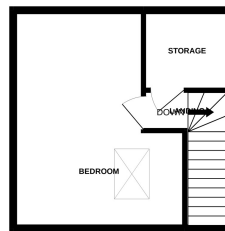
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.




2ND FLOOR
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metreplex ©2021.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(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	



Park Lane, Aveley

Offers over £425,000

- FOUR BEDROOM END OF TERRACE HOUSE
- 2019 NEW BUILD
- APPROX 5 YEARS REMAINING ON BUILDER'S WARRANTY
- WELL MAINTAINED & PRESENTED THROUGHOUT
- THREE FLOORS
- ENSUITE SHOWER ROOM / WC TO BEDROOM ONE
- OFF STREET PARKING FOR TWO CARS
- SOUGHT AFTER DEVELOPMENT CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13, M25 & LAKESIDE



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.



GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Radiator, laminate flooring, stairs to first floor.

Ground Floor WC

Inset spotlights to ceiling, opaque double glazed window to front, low-level flush WC, hand wash basin inset within base units with a tiled splash back, radiator, tiled flooring.

Kitchen

3.08m x 2.81m (10' 1" x 9' 3"). Inset spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed induction hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, tiled splash backs, radiator, tiled flooring.

Reception Room

4.96m x 4.86m (16' 3" x 15' 11"). Double glazed windows, uPVC framed double doors to rear, built-in under-stairs storage cupboard, radiator, laminate flooring.

FIRST FLOOR

Landing

Built-in storage cupboard, fitted carpet, stairs to second floor.



Bedroom One

4.11m x 2.96m (13' 6" x 9' 9"). Double glazed windows to rear, radiator, fitted carpet.

Ensuite Shower Room

2.27m x 0.91m (7' 5" x 3' 0"). Inset spotlights to ceiling, opaque double glazed window to side, low level flush WC, hand wash basin inset within a base unit with a tiled splash back, shower cubicle, chrome hand towel radiator, tiled flooring.

Bedroom Three

2.95m x 2.8m (9' 8" x 9' 2"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Four

3.04m x 1.88m (10' 0" x 6' 2"). Double glazed windows to rear, radiator, fitted carpet.

Bathroom

1.89m x 1.74m (6' 2" x 5' 9"). Inset spotlights to ceiling, opaque double glazed windows to front, low level flush WC, hand wash basin inset within base units, panelled bath with shower attachment, tiled splash backs, chrome hand towel radiator, tiled flooring.

SECOND FLOOR

Landing

Built in storage cupboard, fitted carpet

Bedroom Two

4.99m x 3.95m (16' 4" x 13' 0") > 3.05m (10' 0"). Skylight window to front ceiling, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 36'. Immediate patio, flowerbed border, remainder laid to lawn, timber shed to rear, access to front via timber gate.

Front Exterior

Wrap-around path, off street parking for two vehicles.