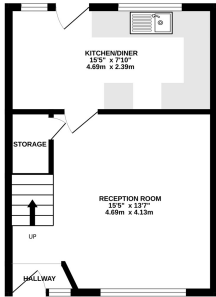
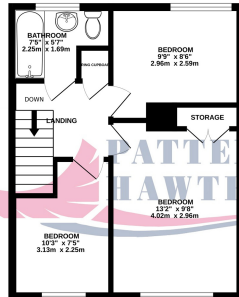


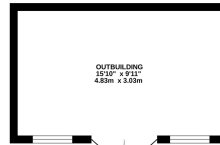
GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.




OUTBUILDING
108 sq.ft. (10.0 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Nethan Drive, Aveley

£375,000

- THREE BEDROOM TERRACED HOUSE
- EXCELLENT CONDITION THROUGHOUT
- RE-FITTED KITCHEN & BATHROOM
- 60' LANDSCAPED, UN-OVERLOOKED REAR GARDEN
- 15' x 10' TIMBER OUTBUILDING WITH POWER & LIGHTING
- POTENTIAL OFF STREET PARKING
- POPULAR LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO OCKENDON & PURFLEET C2C STATIONS



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:

Entrance Hall

Obscure double glazed window to front, eye-level small storage cupboard housing electricity meter and fuse box, luxury vinyl flooring, stairs to first floor.

Reception Room

4.13m x 3.72m (13' 7" x 12' 2") Double glazed windows to front, storage cupboard, luxury vinyl flooring,

Kitchen / Diner

4.68m x 2.39m (15' 4" x 7' 10") Double glazed windows to rear, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge freezer, space and plumbing for dishwasher, tiled splash backs, radiator, vinyl flooring, uPVC door with obscure double glazed window to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, built in airing cupboard housing water tank, fitted carpet.

Bedroom One

4.01m (Max) x 2.96m (13' 2" x 9' 9") Double glazed windows to front, built in storage cupboards, radiator, fitted carpet.

Bedroom Two

2.96m x 2.59m (9' 9" x 8' 6") (Max) Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.13m x 2.29m (10' 3" x 7' 6") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.25m (Max) x 1.69m (7' 5" x 5' 7") Inset spotlights to ceiling, obscure double glazed windows to rear, tiled 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 60' Immediate raised patio, remainder laid to artificial grass, access to front via timber gate, through shared walkway.

Detached Timber Outbuilding

4.83m x 3.04m (15' 10" x 10' 0") Power and lighting.

Front Exterior

Hard standing pathway with artificial grass borders, driveway laid to pebbles giving potential off street parking.

