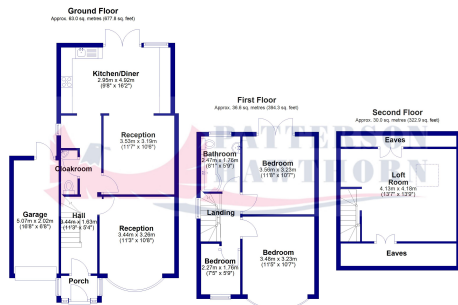


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Blenheim Gardens, Aveley £480,000

- THREE BEDROOM SEMI DETACHED HOUSE
- EPC RATING D & COUNCIL TAX BAND D
- ADDITIONAL LOFT ROOM
- EXTENDED TO REAR
- TWO RECEPTION ROOMS
- HIGH SPEC. PORCELAIN TILED FLOORING WITH UNDERFLOOR HEATING
- UTILITY AREA & GROUND FLOOR WC
- BALCONY GIVING CITY VIEWS TO REAR
- GARAGE & OFF STREET PARKING FOR 3 CARS





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Porch

Double glazed windows to front, porcelain tiled flooring, second front entrance via hardwood door, opening into:

Entrance Hall

Modern feature black vertical radiator, timber panelled under stairs storage cupboard housing electricity meter and fuse box, porcelain tiled flooring with underfloor heating, stairs to first floor.

Reception Room One

3.44m x 3.26m (11' 3" x 10' 8"). Inset spotlights to ceiling, doubled glazed bay window to front, feature wall timber panelling, radiator, porcelain tiled flooring with underfloor heating.

Reception Room Two

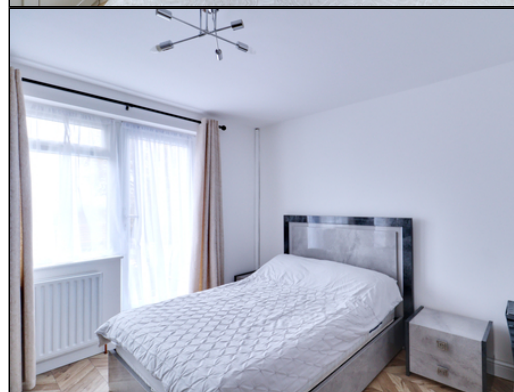
3.53m x 3.19m (11' 7" x 10' 6"). Inset spotlights to ceiling, modern black vertical radiator, porcelain tiled flooring with underfloor heating, open double doorway into:

Kitchen / Diner

4.92m x 2.95m (16' 2" x 9' 8") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, five ring gas hob, extractor hood, integrated dishwasher, kitchen island with a laminate surface and breakfast bar area over a range of drawer units, laminate splash backs, radiator, tiled flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Utility Area

3.51m > 1.43m (11' 6" > 4' 8") x 1.83m > 1.0m (6' 0" > 3' 3") Double glazed windows to side, space for freestanding fridge freezer, porcelain tiled flooring with underfloor heating.



Ground Floor WC

1.98m x 0.77m (6' 6" x 2' 6") Low level flush WC, corner hand wash basin with tiled splash back over base units, tiled flooring.

FIRST FLOOR

Landing

Obscure double glazed windows to side, laminate flooring, stairs to Loft Room.

Bedroom One

4.59m (Into bay) x 3.3m (15' 1" x 10' 10"). Double glazed bay windows to front, radiator, laminate flooring.

Bedroom Two

3.56m x 3.24m (11' 8" x 10' 8") Double glazed windows and single door to rear opening to balcony, radiator, laminate flooring.

Bedroom Three

2.01m x 1.78m (6' 7" x 5' 10") Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.65m x 1.83m (8' 8" x 6' 0") Obscure double glazed windows to rear, low-level flush WC, P-shaped jacuzzi bath, shower, hand wash basin set on a range of base and drawer units, hand towel radiator, tiled walls, tiled flooring.

SECOND FLOOR

Loft Room

4.18m x 4.13m (13' 9" x 13' 7"). Restrictive head height from stairs on entry, skylight window to rear ceiling, storage in eaves both sides, fitted carpet.

EXTERIOR

Rear Garden

Approximately 85' Immediate brick steps, remainder laid to soil, access to rear via gate.

Detached Timber Shed / Outbuilding

4.62m x 1.93m (15' 2" x 6' 4") Power and lighting.

Garage

5.06m x 2.0m (16' 7" x 6' 7") Roller door to front, hardwood door to rear, power and lighting.

Front Exterior

Fully paved giving off street parking for three cars.