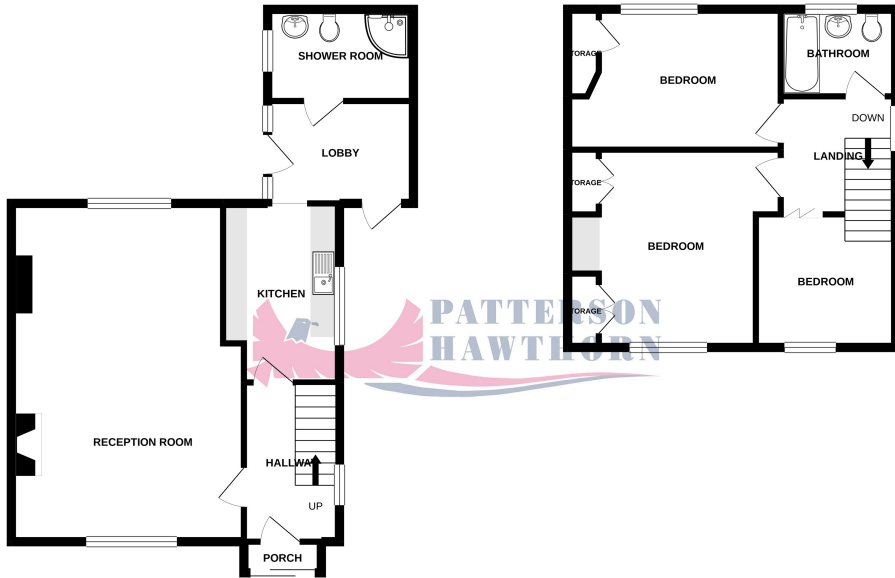


GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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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## Hall Road, Aveley

£325,000

- THREE LARGE BEDROOMS
- 22' RECEPTION ROOM
- RE-FITTED MODERN GROUND FLOOR WET ROOM
- FIRST FLOOR FAMILY BATHROOM
- FRONT & REAR GARDENS
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13, M25 & LAKESIDE
- NO ONWARD CHAIN



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## **GROUND FLOOR**

### **Front Entrance**

Via sliding aluminium framed door opening into porch, second aluminium door opening into:

### **Hallway**

Double glazed window to side, under-stairs storage space, radiator, fitted carpet stairs to first floor.

### **Reception Room**

6.72m x 4.52m (22' 1" x 14' 10") Double glazed windows to front and rear, two radiators, feature fireplace, fitted carpet.

### **Kitchen**

3.48m x 2.26m (11' 5" x 7' 5") Double glazed windows to side, opaque glass hatch windows opening into reception room, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, space and plumbing for appliances, tiled splash backs, fitted carpet.

### **Rear Lobby Area**

2.83m x 1.99m (9' 3" x 6' 6") Windows to side, radiator, fitted carpet, uPVC doors to rear and front.



### **Wet Room**

2.77m x 1.77m (9' 1" x 5' 10") Opaque double glazed windows to side, low-level flush WC, hand wash basin, mobility shower, radiator, part tiled walls, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

### **Bedroom One**

3.84m x 3.74m (12' 7" x 12' 3") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

4.14m x 2.73m (13' 7" x 8' 11") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

### **Bedroom Three**

2.72m x 2.6m (8' 11" x 8' 6") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.26m x 1.69m (7' 5" x 5' 7") Opaque double glazed windows to rear, low-level flush WC, hand wash basin, panelled bath, rainfall shower, radiator, tiled walls, fitted carpet.

## **EXTERIOR**

### **Rear Garden**

Approximately 49ft - Immediate raised hard standing area, remainder laid to lawn.

### **Front Exterior**

Hard standing path to centre and side, remainder laid to lawn with various bush and plant borders.