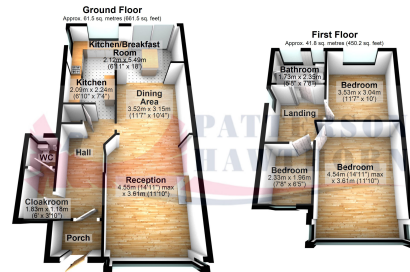



Total area: approx. 101.3 sq. metres (1090.7 sq. feet)



Total area: approx. 103.3 sq. metres (1111.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(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.

Purfleet Road, Aveley

Guide Price £500,000

- GUIDE PRICE £500,000 - £525,000
- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED TO REAR & SIDE
- PRESENTED TO AN EXCEPTIONAL STANDARD
- HIGH SPECIFICATION COMPLETE REFURBISHMENT
- MODERN CONTEMPORARY INTERIOR DESIGN
- STUNNING 136' REAR GARDEN WITH WILDLIFE AREA
- 26' DOUBLE RECEPTION ROOM WITH LOG





GROUND FLOOR

Front Entrance

Via composite door opening into porch; obscure double glazed windows to front, laminate flooring, second front entrance via uPVC framed double glazed door opening into:

Entrance Hall

Double glazed windows to front, obscure window to side looking into reception room, radiator, two understairs storage cupboards, hardwood flooring, stairs to first floor.

Double Reception Room

8.14m x 3.63m (26' 8" x 11' 11") > 3.15m (10' 4") Double glazed bay windows to front with integral shutter blinds, log burner, hardwood flooring.

Kitchen / Diner (L-Shaped)

5.29m x 4.48m (17' 4" x 14' 8") (Max) Kitchen area; double glazed windows to rear and side, a range of matching wall and base units with under lighting, polished concrete work surfaces, inset butler-style sink with brushed chrome mixer tap, integrated double oven, integrated microwave, pantry, integrated washing machine, integrated dishwasher, polished concrete splashbacks, luxury vinyl flooring.

Dining area; island/breakfast bar over a pair of base units with polished concrete surface, radiator, luxury vinyl flooring, uPVC framed double glazed sliding door to rear opening to rear garden.

Utility / Cloakroom

1.81m x 1.19m (5' 11" x 3' 11") Double glazed window with integral shutter blind to front, oak worksurface with space for fridge and freezer underneath, porcelain tiled walls, porcelain tiled flooring, door opening into:



Ground Floor WC

1.19m x 1.15m (3' 11" x 3' 9") Obscure double glazed window to rear, low level flush WC, oval hand wash basin with mixer tap set on porcelain surface over a pair of base units, part porcelain tiled walls, porcelain tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, double glazed windows to side, fitted carpet.

Bedroom One

4.49m x 3.44m (Into fitted wardrobe) (14' 9" x 11' 3") Double glazed bay windows with integral shutter blinds to front, radiator, bespoke fitted wardrobes, fitted carpet.

Bedroom Two

3.52m x 3.07m (Into fitted wardrobe) (11' 7" x 10' 1") Double glazed windows to rear, radiator, built-in storage cupboard, fitted wardrobe and fitted shelving, fitted carpet.

Bedroom Three

2.53m x 1.96m (8' 4" x 6' 5") Double glazed windows with internal shutter blinds to front, radiator, fitted carpet.

Bathroom

2.33m x 2.05m (7' 8" x 6' 9") Inset spotlights to ceiling, obscure double glazed windows to rear, tiled bath, low-level flush WC, integral rainfall shower cubicle, grey hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 136' Immediate patio, remainder laid to lawn, greenhouse, wildlife garden area to rear.

Side Garden Area: Laid to decorative pebbles, detached garage, access to front via timber gate.

Front Garden

Paved giving off street parking with flowerbed borders.