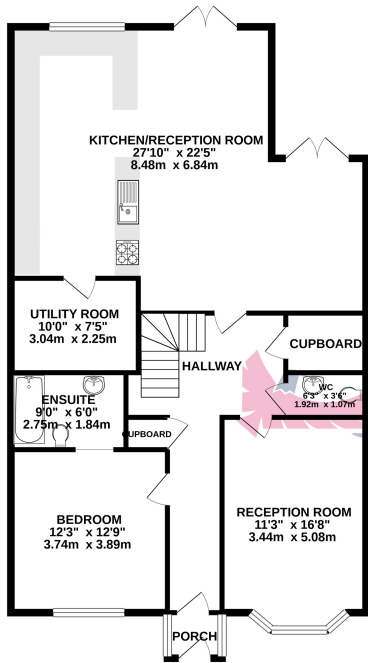
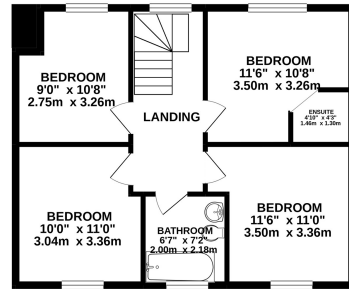


GROUND FLOOR
1224 sq. ft. (113.7 sq. m.) approx.



1ST FLOOR
565 sq. ft. (52.5 sq. m.) approx.



TOTAL FLOOR AREA : 1789 sq. ft. (166.2 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 to 100) A		
(81 to 91) B		82
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		77
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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Purfleet Road, Aveley

Guide Price £475,000

- FIVE DOUBLE BEDROOMS
- SEMI DETACHED CHALET BUNGALOW
- EXTENDED & REFURBISHED THROUGHOUT
- TWO RECEPTION ROOMS & UTILITY ROOM
- THREE BATHROOMS & GROUND FLOOR WC
- LANDSCAPED REAR GARDEN
- PARKING TO REAR
- GUIDE PRICE £475,000 TO £500,000



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GROUND FLOOR

Front Entrance

Via hardwood door into storm porch, double glazed windows to both sides, wood grain effect laminate flooring, second hardwood framed door opening into:

Hallway

Inset spotlights to ceiling, two built in storage cupboards; one housing boiler and water tank, radiator, wood grain effect laminate flooring, stairs to first floor.

Ground Floor Bedroom One

3.63m x 3.51m (11' 11" x 11' 6") Double glazed bay windows to front, radiator, wood grain effect laminate flooring.

Ensuite Bathroom

2.53m x 1.79m (8' 4" x 5' 10") Panelled bath, shower, hand wash basin with marble effect surface and base units, low level flush WC, chrome hand towel radiator, tiled splash backs, tiled flooring.

Dining Room

5.0m x 3.39m (16' 5" x 11' 1") Double glazed bay windows to front, radiator, fitted carpet.

Ground Floor WC

Comprising low level flush WC, hand wash basin, radiator, tiled splash backs, tiled flooring.

Open Plan Kitchen / Lounge / Diner

7.75m > 6.04m (25' 5" > 19' 10") x 6.78m > 3.71m (22' 3" > 12' 2") Inset spotlights throughout, double glazed windows to rear, two sets of uPVC framed double doors opening to rear garden, kitchen area; range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with extendable chrome mixer tap, four ringed gas hob, two integrated ovens, space for single fridge, space for American style double



radiators, wood grain effect laminate flooring.

Utility Room

2.87m x 2.24m (9' 5" x 7' 4") Laminate work surfaces, range of base units, space and plumbing for washing machine, space for tumble dryer, wall mounted radiator, tiled splash backs, space for free standing fridge freezer, vinyl flooring.

FIRST FLOOR

Landing

Double glazed windows to front, radiator.

Bedroom Two

3.61m > 3.18m (11' 10" > 10' 5") x 3.4m (11' 2") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.42m x 3.14m (11' 3" x 10' 4") Double glazed windows to rear, radiator, wood grain effect laminate flooring.

Ensuite Shower Room

Comprising inset spotlights to ceiling, low level flush WC, hand wash basin inset within a base unit, shower, tiled walls, radiator, non-slip vinyl flooring.

Bedroom Four

3.14m x 2.85m (10' 4" x 9' 4") > 2.16m (7' 1") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Five

3.42m x 2.97m (11' 3" x 9' 9") Double glazed windows to front, radiator, fitted carpet.

Bathroom

Comprising inset spotlights to ceiling, double glazed windows to front, panelled bath with shower, hand wash basin, low level flush WC with laminate surface inset within base units, chrome hand towel radiator, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 90ft reducing to 48ft – Immediate patio area, decking area to rear, hard standing area to rear, remainder laid to lawn with various bush and plant borders, access to front via timber gate, detached outbuilding to rear, off street parking to rear, timber gate to rear.

Front Garden

Laid to lawn with various bush and plant borders.