

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		88
(69 to 80) C		
(55 to 68) D	57	
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	51	
(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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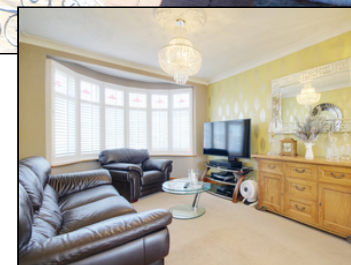
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Lowlands Road, Aveley

Guide Price £350,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- DETACHED GARAGE TO REAR
- TWO LANDSCAPED GARDENS
- MAINTAINED TO HIGH STANDARD
- HOUSE ALARM & SMART HEATING
- GUIDE PRICE £350,000- £360,000
- POTENTIAL TO EXTEND STPP



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GROUND FLOOR

Front Entrance

Via double uPVC framed door into storm porch, hardwood flooring, second door is composite opening to:

Hallway

Under-stairs storage cupboard housing gas and electricity meter, vertical wall mounted radiator, stairs to first floor.

Lounge / Diner

7.18m x 3.23m (23' 7" x 10' 7") Double glazed bay windows to front with integrated blinds, two radiators, double glazed windows to rear, fitted carpet, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.5m x 1.81m (11' 6" x 5' 11") Double glazed windows to side, range of matching wall and base units, laminate work surfaces, one and half bowl inset butler-style sink and drainer with chrome mixer tap, Integrated electric oven, four ringed electric hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for free standing fridge freezer, tiled splash backs, tiled flooring, uPVC framed door to rear opening to rear garden.

FIRST FLOOR

Landing

Opaque double glazed window to side with integrated blind, loft hatch to ceiling.



Bedroom One

3.46m x 3.33m (11' 4" x 10' 11") into fitted wardrobes, double glazed bay windows to front with integrated blinds, built in storage units to front, fitted wardrobes with sliding mirror doors, mirror wall mounted vertical radiator, fitted carpet.

Bedroom Two

3.6m x 3.24m (11' 10" x 10' 8") into fitted wardrobes, double glazed windows to rear with integrated blinds, radiator, fitted wardrobes with sliding mirror doors, fitted carpet.



Bedroom Three

1.98m x 1.77m (6' 6" x 5' 10") Double glazed windows to front with integrated blinds, built in shelving unit, fitted carpet.

Bathroom

2.63m x 1.83m (8' 8" x 6' 0") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin inset within drawer unit, rainfall shower cubicle, vertical wall mounted radiator, further towel radiator, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 48ft – Immediate raised decking area, raised decking area to rear, various bush and plant borders, remainder gravelled and paved, detached garage to rear.

Detached Garage

4.95m x 3.25m (16' 3" x 10' 8") Hardwood double doors to front, power and lighting, accessed next to property on Lowlands Road.

Front Garden

7.7m (25' 3") Fully paved.

