


GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 SQ.M.)


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

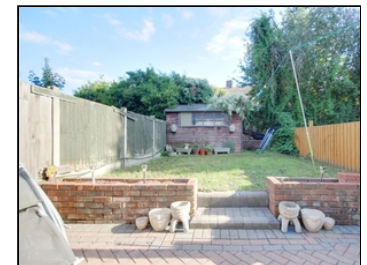
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	57	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Shannon Way, Aveley
Offers in Excess of £290,000

- FOUR BEDROOMS
- MID TERRACE HOUSE
- THREE FLOORS
- EXTENDED
- OFF STREET PARKING
- CLOSE TO A13 & M25



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.



GROUND FLOOR

Front Entrance

Via hardwood door into porch, double glazed windows to side, radiator, wood grain effect laminate flooring, second door is hardwood opening into:

Lounge / Diner

6.66m x 4.67m (21' 10" x 15' 4") Double glazed windows to front, radiator, gas feature fireplace, radiator to front and rear, under-stairs storage cupboard, wood grain effect laminate flooring, stairs to first floor.

Kitchen

4.28m x 2.31m (14' 1" x 7' 7") Double glazed windows to rear, matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with mixer tap, space for double cooker, extractor hood, space and plumbing for washing machine, space for fridge, space for freezer, tiled splash backs, tiled flooring, uPVC rear door opening to garden.

FIRST FLOOR

Landing

Radiator, fitted carpet, stairs to second floor with double glazed window to front.



Bedroom One

3.94m x 2.96m (12' 11" x 9' 9") Double glazed windows to front, fitted wardrobes, radiator, fitted carpet.

Bedroom Two

3.05m x 2.27m (10' 0" x 7' 5") Double glazed window to front, radiator, wood grain effect laminate flooring.

Bedroom Three

2.6m x 1.91m (8' 6" x 6' 3") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

Comprising panelled bath, shower, low level flush WC, hand wash basin, tiled walls, wood grain effect laminate flooring.

SECOND FLOOR

Bedroom Four

5.28m x 2.76m (17' 4" x 9' 1") Skylight window to front ceiling, storage in eaves, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 36ft – Immediate patio area, access to front via shared walkway, remainder laid to lawn, timber shed to rear.

Front Exterior

Mostly hard standing for off street parking.