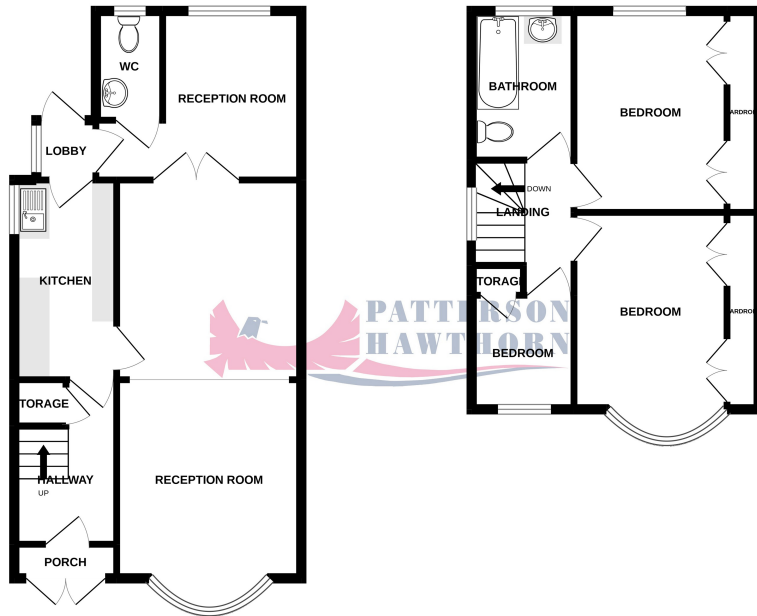


GROUND FLOOR
517 sq. ft. (48.0 sq.m.) approx.

1ST FLOOR
397 sq. ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq. ft. (84.9 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. Made with Henergy 10/2022

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	60	
(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	

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.



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Lowlands Road, Aveley Guide Price £425,000

- THREE BEDROOMS EXTENDED SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- SECOND RECEPTION ROOM & GROUND FLOOR WC
- POTENTIAL TO FURTHER EXTEND (LIKE NEIGHBOURS) STPP
- DETACHED GARAGE & OFF STREET PARKING
- ONE OF AVELEY'S MOST DESIRABLE & SOUGHT AFTER ROADS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO A13, M25 & LAKESIDE



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GROUND FLOOR

Front Entrance

Via uPVC framed double doors opening into porch, second front entrance via composite door opening into:

Hallway

Under-stairs storage cupboard housing gas, electricity metres and fuse box, radiator, fitted carpet, stairs to first floor.

Reception Room One

8.18m x 3.25m (26' 10" x 10' 8") Into Bay double glazed bay windows to front, two radiators, feature fireplace, fitted carpet, hardwood framed doors to rear opening into:

Reception Room Two

3.54m x 2.97m (11' 7" x 9' 9") > 2.44m (8' 0") Double glazed windows to rear, radiator, fitted carpet.

Ground Floor WC

1.78m x 0.97m (5' 10" x 3' 2") Opaque double glazed window to rear, low level flush WC, hand wash basin, part tiled walls, tiled flooring.

Kitchen

3.48m x 1.79m (11' 5" x 5' 10") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for appliance, space for fridge, tiled splash backs, tiled flooring, uPVC door to rear opening into:



Rear Lobby Area

Double glazed window to side, tiled flooring, uPVC door to rear opening to rear garden. first floor landing loft hatch to ceiling double glazed windows to side fitted carpet

FIRST FLOOR

Landing

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

Bedroom One

4.52m x 3.29m (14' 10" x 10' 10") Double glazed bay windows to front, radiator, fitted wardrobes and vanity unit, fitted carpet.

Bedroom Two

3.29m x 3.25m (10' 10" x 10' 8") into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.0m x 1.75m (6' 7" x 5' 9") Double glazed windows to front, built-in Storage cupboard, radiator, fitted carpet.

Bathroom

2.69m x 1.79m (8' 10" x 5' 10") Double glazed windows to rear and side, low level flush WC, panelled bath, hand wash basin inset within a pair of base units, tiled walls, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 55' Mostly paved with flowerbed borders, access to front via timber gate.

Detached Garage

6.13m x 2.52m (20' 1" x 8' 3") Power and lighting, metal up and over door to front, hardwood door to rear.

Front Exterior

Fully paved giving gated off street parking.