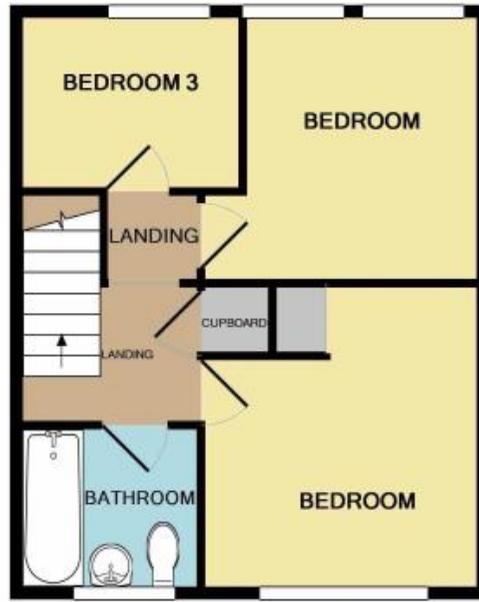


GROUND FLOOR



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
Made with Metropix ©2017

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Monnow Green, Aveley

£335,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- 15' x 15' BAY FRONTED RECEPTION ROOM
- 15' KITCHEN/DINER WITH OAK WORKTOPS
- FIRST FLOOR BATHROOM WITH CLASSIC ROLL-TOP BATH
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- 50' REAR GARDEN WITH DETACHED OUTBUILDING
- ADDITIONAL FRONT GARDEN



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 composite door, opening into:

Entrance Hall

Leaded obscure double glazed window to front, radiator, laminate flooring, stairs to first floor.

Reception Room

4.69m (into bay) x 4.67m (max) (15' 5" x 15' 4"). Double glazed bay windows to front, feature exposed brick fireplace, laminate flooring.

Kitchen/Diner

4.67m x 2.39m (15' 4" x 7' 10"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, oak worktops and splashbacks, inset sink drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, integrated washing machine, integrated dishwasher, LED lighting in plinths and under wall units, tiled flooring, radiator, uPVC framed double glazed double doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.



Bedroom One

3.6m x 3.02m (11' 10" x 9' 11"). Double glazed windows to front, radiator, built-in wardrobe with curtains, hardwood flooring.

Bedroom Two

3.25m x 2.92m (max) (10' 8" x 9' 7"). Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.2m x 2.15m (7' 3" x 7' 1"). Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.55m x 2.01m (8' 4" x 6' 7"). Obscure double glazed windows to rear, roll top freestanding bath with shower attachment, low level flush WC, hand wash basin, chrome hand towel radiator, part tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 50'. Immediate patio, remainder laid to lawn, access to front via metal gate through shared walkway.

Detached brick/block Outbuilding

4.41m x 2.83m (14' 6" x 9' 3"). Windows to front, power & lighting, bar area, hardwood door to front



Front Garden

Laid to slate gravel with hardstanding path.

