


Romford Road, Aveley

£380,000

- THREE BEDROOM TERRACED HOUSE
- VERY HIGH SPECIFICATION
- IMMACULATELY PRESENTED
- MODERN, CONTEMPORARY INTERIOR DESIGN
- REFURBISHED THROUGHOUT
- RE-FITTED KITCHEN & BATHROOM
- CONSERVATORY WITH INSULATED ROOF/CEILING
- AIR CONDITIONING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Obscure double glazed windows to front, integral storage cupboard housing electricity meter, wall mounted fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room One

4.13m x 3.64m (13' 7" x 11' 11") Double glazed windows to front, radiator, inset spotlights to ceiling, laminate flooring.

Kitchen

4.66m x 2.38m (15' 3" x 7' 10") Inset spotlights to ceiling, feature open archway with spotlights to rear, a range of matching wall and base units, quartz work surfaces, black inset sink and drainer with mixer tap, integrated oven, four ring induction hob, extractor hood, space for American style fridge freezer, laminate work surface over space for fridge & base units, quartz splash backs, radiator, under stairs storage cupboard, laminate flooring.

Conservatory

3.91m x 2.91m (12' 10" x 9' 7") Insulated roof/ceiling and skylight window, dark grey uPVC framed double glazed windows throughout, radiator, air-conditioning unit, laminate flooring, dark grey uPVC framed double glazed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, fitted carpet.

Bedroom One

4.35m (Into fitted wardrobes) x 2.99m (14' 3" x 9' 10") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted wardrobes with motion sensor LED lighting, fitted carpet.

Bedroom Two

2.99m x 2.26m (9' 10" x 7' 5") Double glazed windows to rear, inset spotlights to ceiling, radiator, laminate flooring.

Bedroom Three

3.13m x 2.28m (10' 3" x 7' 6") Double glazed windows to front, a range of wall units, radiator, fitted carpet.

Bathroom

2.24m x 1.69m (7' 4" x 5' 7") Inset spotlights to ceiling, obscure double glazed windows to rear, P-shaped panelled bath with shower attachment, low level flush WC, large hand wash basin set on drawer units, gun metal grey mirrored vertical radiator, fitted storage units, tiled flooring.

EXTERIOR

Rear Garden

Approximately 26' (from rear of conservatory) Timber pergola to rear, block-built shed with power and lighting & space and plumbing for washing machine, space for tumble dryer, built in shelving.

Front Garden

Laid to artificial grass with paved pathway, communal off street parking to front.