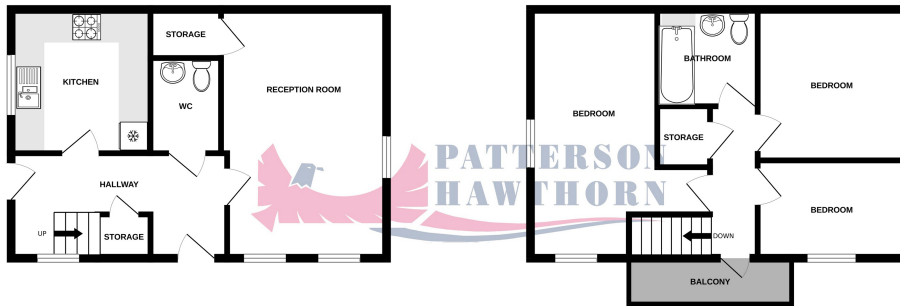


GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.


1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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 Metropix v2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(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	

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.



Courts Way, Aveley

£400,000

- THREE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- LARGER PLOT THAN USUAL FOR ESTATE
- WELL MAINTAINED & PRESENTED THROUGHOUT
- 17' RECEPTION ROOM & MAIN BEDROOM
- GROUND FLOOR WC
- 50' x 32' SIDE GARDEN
- ADDITIONAL WRAP-AROUND FRONT GARDEN
- FIRST FLOOR BALCONY TO FRONT
- SOUGHT AFTER 2015 DEVELOPMENT





GROUND FLOOR

Front Entrance

Via uPVC double glazed front door opening into:

Hallway

Wooden flooring, radiator, double glazed window to side, understairs storage cupboard, uPVC door to side opening to side garden, stairs to first floor.

Reception Room

5.19m x 3.42m (max) (17' 0" x 11' 3"). Double glazed windows to side & front, two radiators, wood grain effect laminate flooring, built in storage cupboard.

Ground floor WC

1.99m x 1.47m (6' 6" x 4' 10"). Low level flush WC, wash basin in vanity unit, wood grain effect laminate flooring, heated towel rail, mirror, spotlights.

Kitchen

2.98m x 2.9m (9' 9" x 9' 6"). A range of matching wall and base units, laminate work surfaces, stainless steel sink and drainer with mixer tap, spotlights to ceiling, four ring gas hob with matching integrated oven, tiled splash backs, storage cupboard housing boiler, integrated fridge/freezer, integrated dishwasher, integrated washing machine.



FIRST FLOOR

Landing

Spotlights, storage cupboard, double glazed door leading to balcony, fitted carpet.

Bedroom One

5.19m x 3.74m (max) (17' 0" x 12' 3"). Double glazed windows to front and side, radiator, fitted carpet.

Bedroom Two

3.18m x 3.15m (10' 5" x 10' 4"). Double glazed windows to side, radiator, fitted carpet.

Bedroom Three

3.18m x 1.96m (10' 5" x 6' 5"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

Panel bath, low-level flush WC, hand wash basin, part tiled walls, laminate flooring.

EXTERIOR

Rear Garden

Approx. 50' X 32'. Fully paved, access to front via timber gate.

Front Exterior

Paved wrap-around front garden.

Allocated off street parking for 2 vehicles.

