


GROUND FLOOR
APPROX. FLOOR
AREA 660 SQ.FT.
(61.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)


TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.5 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
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C	69	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Central Avenue, Aveley

£350,000

- THREE LARGE BEDROOMS
- SEMI DETACHED HOUSE
- IMMACULATE THROUGHOUT
- TWO RECEPTION ROOMS
- CONSERVATORY
- GROUND FLOOR WC
- STUNNING 70FT LANDSCAPED GARDEN
- OFF STREET PARKING





GROUND FLOOR

Front Entrance

Via uPVC door with fixed double glazed window panels into storm porch, fitted carpet, fixed double glazed windows to front, second door is uPVC with fixed double glazed leaded obscure window panel opening into:

Hallway

Double glazed windows to side, radiator, under-stairs storage cupboard, engineered oak flooring, stairs to first floor.

Lounge

4.55m x 3.82m (14' 11" x 12' 6") Coving to ceiling, double glazed windows to front, feature electric fireplace, radiator, engineered oak flooring.

Kitchen

3.02m > 2.71m (9' 11" > 8' 11") x 3.03m (9' 11") Double glazed windows to side, range of matching wall and base units, one and half bowl inset sink and drainer with chrome mixer tap, space for double cooker with four ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splash backs, tiled flooring, uPVC door opening to:

Rear Lobby Area

Two uPVC doors one opening to garden and one opening to side and front.

Ground Floor WC

Low level flush WC, hand wash basin inset within base units, electric heater to side, tiled walls, tiled flooring.

Dining Room

3.35m x 2.73m (11' 0" x 8' 11") Space for free standing American style fridge freezer, radiator, wood grain effect laminate flooring, French doors opening to:

