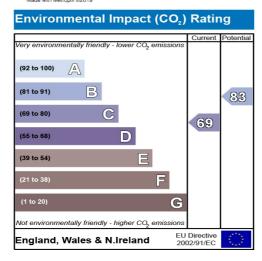


GROUND FLOOR APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.5 SQ.M.)

Whits 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 2001.

Energy Efficiency Rating Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (1 to 20) G Not energy efficient - higher running costs 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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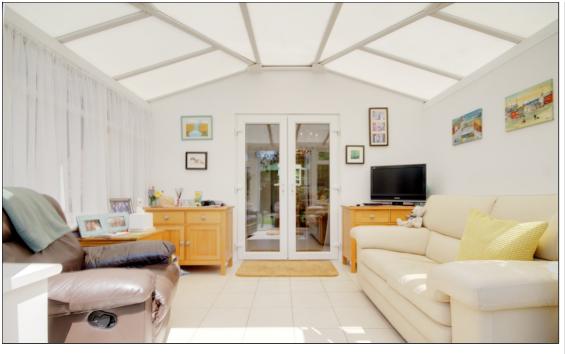
Ockendon@pattersonhawthorn.co.uk



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

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





