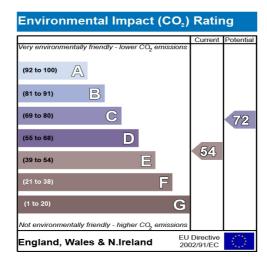


GROUND FLOOR

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 ©2019

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



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01708 400 400

Ockendon@pattersonhawthorn.co.uk



Tyne Gardens, Aveley £320,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- IMMACULATE THROUGHOUT
- TWO RECEPTION ROOMS
- OFF STREET PARKING





GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Double glazed window to side, radiator, under-stairs storage space, wood grain effect laminate flooring, stairs to first floor.

Lounge

4.03m x 3.95m (13' 3'' x 13' 0'') > 3.6m (11' 10'') Double glazed windows to front, radiator, wood grain effect laminate flooring.

Open Plan Dining Room

2.8m x 2.66m (9' 2" x 8' 9") French doors to rear, radiator, wood grain effect laminate flooring.

Kitchen

 $3.1 \text{m} \times 2.75 \text{m} (10' 2" \times 9' 0")$ Double glazed windows to rear and side, range of matching wall and base units, laminate work surface, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for free standing fridge freezer, space and plumbing for washing machine, tiled splash backs, tile effect laminate flooring, uPVC door leading to side and rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, opaque double glazed windows to side, built in storage cupboard, wood grain effect laminate flooring.

Bedroom One

 $3.67m \times 3.13m$ (12' 0" \times 10' 3") Double glazed windows to front, radiator, fitted wardrobes, wood grain effect laminate flooring.

Bedroom Two

3.95m x 2.64m (13' 0" x 8' 8") Double glazed windows to rear, radiator, built in storage cupboard, wood grain effect laminate flooring.

Bedroom Three

2.83m x 2.46m (9' 3" x 8' 1") Double glazed windows to front, radiator, wood grain effect laminate flooring.

Bathroom

Opaque double glazed windows to rear, Victorian style free standing role-top bath with shower attachment, low level flush WC, hand wash basin, tiled walls, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately (33ft x 32ft - Fully paved, brick shed to rear, double brick shed to side, access to front via wrought iron gate.

Front Exterior

Fully paved for off street parking.