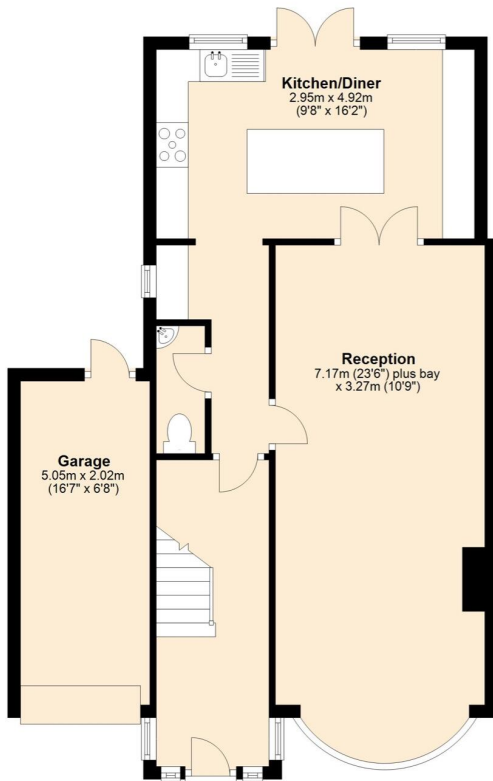


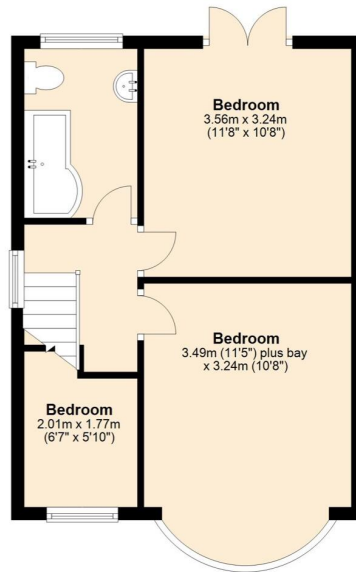
Ground Floor

Approx. 64.5 sq. metres (694.0 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 101.7 sq. metres (1094.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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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Blenheim Gardens, Aveley

£465,000

- THREE BEDROOM SEMI DETACHED HOUSE
- ADDITIONAL LOFT ROOM
- EXTENDED TO REAR
- RE-FITTED KITCHEN WITH ISLAND
- 27' BAY-FRONTED RECEPTION ROOM
- UTILITY AREA & GROUND FLOOR WC
- FIRST FLOOR FAMILY BATHROOM
- BALCONY GIVING CITY VIEWS TO REAR



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Double glazed windows to front and both sides, modern gunmetal grey vertical radiator, modern tile effect vinyl flooring, under stairs storage cupboard housing electricity meter and fuse box, stairs to first floor.

Double Reception Room

8.49m (Into bay) x 3.26m (27' 10" x 10' 8") Double glazed bay windows to front, feature fireplace, two radiators, laminate flooring, hardwood framed double doors to rear opening into;

Kitchen / Diner

4.92m x 2.94m (16' 2" x 9' 8") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, five ring gas hob, extractor hood, integrated dishwasher, kitchen island with a laminate surface and breakfast bar area over a range of drawer units, laminate splash backs, radiator, tiled flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Utility Area

3.51m > 1.43m (11' 6" > 4' 8") x 1.83m > 1.0m (6' 0" > 3' 3") Double glazed windows to side, spotlight bar to ceiling, laminate work surfaces, a range of base units, space for freestanding fridge freezer, tiled flooring.

Ground Floor WC

1.98m x 0.77m (6' 6" x 2' 6") Low level flush WC, corner hand wash basin with tiled splash back over base units, tiled flooring.



SECOND FLOOR

Landing

Loft hatch to ceiling with pull-down ladder leading to loft room.

Bedroom One

4.59m (Into bay) x 3.3m (15' 1" x 10' 10") (Into fitted wardrobes) Double glazed bay windows to front, fitted wardrobes and fitted vanity unit, radiator, fitted carpet.

Bedroom Two

3.56m x 3.24m (11' 8" x 10' 8") Double glazed windows and single door to rear opening to balcony, fitted wardrobes, radiator, fitted carpet.

Bedroom Three

2.01m x 1.78m (6' 7" x 5' 10") Double glazed windows to front, built-in storage cupboard, radiator, laminate flooring.

Bathroom

2.65m x 1.83m (8' 8" x 6' 0") Obscure double glazed windows to rear, low-level flush WC, P-shaped jacuzzi bath, shower, hand wash basin set on a range of base and drawer units, hand towel radiator, tiled walls, tiled flooring.

SECOND FLOOR

Loft Room

4.95m x 1.6m (16' 3" x 5' 3") (Max) Skylight window to rear ceiling, storage in eaves both sides, fitted carpet.

EXTERIOR

Rear Garden

Approximately 85' Immediate brick steps, remainder laid to lawn with bush and plant borders, access to rear via gate.

Detached Timber Shed / Outbuilding

4.62m x 1.93m (15' 2" x 6' 4") Power and lighting.

Garage

5.06m x 2.0m (16' 7" x 6' 7") Roller door to front, hardwood door to rear, power and lighting.

Front Exterior

Fully paved giving off street parking for three cars.

