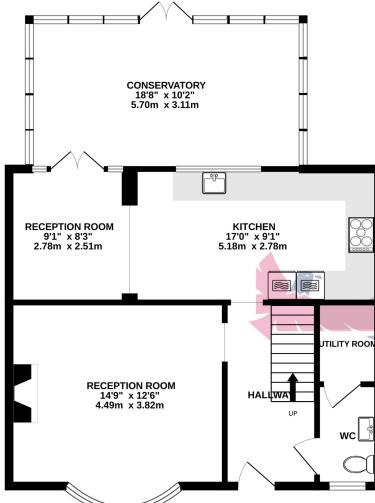


GROUND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (120.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate and not to scale. Patterson Hawthorn accept no responsibility 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 operation or efficiency is given.  
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## Dacre Crescent, Aveley

£450,000

- THREE BEDROOM END OF TERRACE HOUSE
- DOUBLE STOREY SIDE EXTENSION
- VERY HIGH SPECIFICATION THROUGHOUT
- TWO RECEPTIONS
- 18' x 10' CONSERVATORY WITH CENTRAL HEATING & AIR CON.
- 17' MODERN KITCHEN WITH 2 OVENS & GRANITE WORKTOPS
- GROUND FLOOR WC & UTILITY ROOM



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## GROUND FLOOR

### Front Entrance

Via composite door opening into:

### Hallway

Under stairs storage space, radiator, laminate flooring, stairs to first floor.

### Reception Room

4.49m x 3.82m (14' 9" x 12' 6") Double glazed bay windows to front, radiator, feature gas fireplace, laminate flooring.

### Kitchen

5.17m x 2.69m (17' 0" x 8' 10") Inset spotlights to ceiling, double glazed window to rear, a range of integrated handled matching wall and base units, granite work surfaces, inset sink with granite drainer and mixer tap, five ring induction hob, extractor hood, two integrated ovens with one warming drawer, space and plumbing for American-style fridge freezer, integrated dishwasher, wine cooler, granite splash back, laminate flooring.

### Dining Room (Open plan from Kitchen)

2.8m x 2.51m (9' 2" x 8' 3") Double glazed windows to rear, laminate flooring, uPVC framed double doors opening into:

### Conservatory

7 m x 3.11 m Double glazed windows with integrated blinds throughout, integrated blinds to ceiling, two radiators, laminate flooring, air-conditioning unit, uPVC framed double doors to rear opening to rear garden.

### Ground Floor WC

2.11m x 1.18m (6' 11" x 3' 10") Inset spotlights to ceiling, obscure double glazed windows, low level flush WC, hand wash basin set on a base unit, chrome hand towel radiator, part tiled walls, tiled flooring.



## Utility Room

1.56m x 1.18m (5' 1" x 3' 10") Laminate work surface, space and plumbing for washing machine, space for tumble dryer, water softener unit, radiator, tiled flooring.

## FIRST FLOOR

### Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft with power and lighting, air-conditioning unit, fitted carpet.

### Bedroom One

3.81m x 3.53m (12' 6" x 11' 7") Double glazed windows to front, radiator, wardrobes to remain, fitted carpet.

### Bedroom Two

3.98m x 2.78m (13' 1" x 9' 1") Double glazed windows to front, radiator, fitted carpet.

### Bedroom Three (L-Shaped)

4.43m x 2.88m (14' 6" x 9' 5") (Max) Double glazed windows to front, radiator, fitted carpet.

### Large Built-in Storage Cupboard / Walk-In-Wardrobe

2.27m x 1.18m (7' 5" x 3' 10") Loft hatch to ceiling, boiler, fitted carpet.

### Bathroom

3.95m x 2.93m (13' 0" x 9' 7") (into shower) > 1.62m (5' 4") Inset spotlights to ceiling, obscure double glazed windows to front, low level flush WC, hand wash basin set on drawer units, tiled bath, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 72' Immediate patio with decorative gravel slate border to side, brick wall surround patio to centre, remainder laid to lawn with gravel slate borders.

### Detached Double Garage

5.51m x 5.42m (18' 1" x 17' 9") Two up and over garage doors to rear, power and lighting, metal door to front.

### Front Exterior

Fully paved giving off street parking for at least two cars, electric car charging unit.