





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A	97	99
(81 to 91) B		
(69 to 80) C		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A	92	95
(81 to 91) B		
(69 to 80) C		
(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	

Purfleet Road, Aveley

£475,000

- THREE BEDROOMS
- DETACHED HOUSE
- EXTENDED TO REAR
- THREE RECEPTION ROOMS
- DETACHED GARDEN SUMMERHOUSE
- GROUND FLOOR WC
- REAR GARDEN APPROX 140FT
- HIGHLY SOUGHT AFTER ROAD



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.



GROUND FLOOR

Front Entrance

Via uPVC door into:

Ground Floor Hallway

Radiator, under stairs storage space, oak flooring, stairs to first floor.

Ground floor WC

Comprising low level flush WC, hand wash basin, opaque double glazed windows to side, radiator, tile effect vinyl flooring.

Lounge

4.61m x 3.39m (15' 1" x 11' 1"). Double glazed bay windows to front, radiator, oak flooring.

Kitchen/Diner

5.31m x 3.87m (17' 5" x 12' 8") > 2.33m (7' 8"). Kitchen area; range of matching wall and base units, laminate work surfaces, inset sink and drainer, integrated oven, four ringed gas hob, space and plumbing for washing machine, double glazed windows to rear opening to dining room, radiator, oak flooring, uPVC framed double doors opening into:



Dining Room

5.29m x 3.31m (17' 4" x 10' 10"). Double glazed window to side, tiled flooring, two sets of uPVC framed double doors opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

5.38m x 2.83m (17' 8" x 9' 3"). Inset spotlights to ceiling, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.61m x 2.89m (11' 10" x 9' 6"). Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted wardrobes, fitted vanity unit with base unit and drawers, fitted carpet.

Bedroom Three

2.88m > 2.14m (9' 5" > 7' 0") x 2.37m (7' 9"). Double glazed windows to front, radiator.

Bathroom

Opaque double glazed windows to rear, P-shaped paneled bath, rainfall shower, low-level flush WC, Hand wash basin, part tiled walls.

EXTERIOR

Rear Garden

Approximately 140ft – Immediate raised decking area leading to paved area with pond, remainder laid to lawn, detached summerhouse to rear, two timber sheds, access to front via timber gate.

Front Exterior

Hard standing giving off street parking for multiple vehicles.

