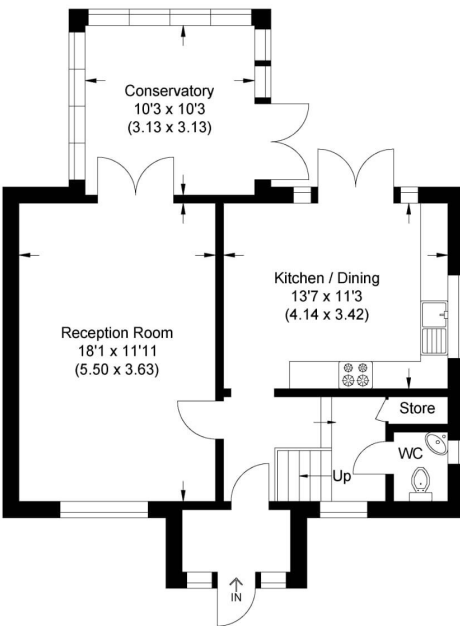
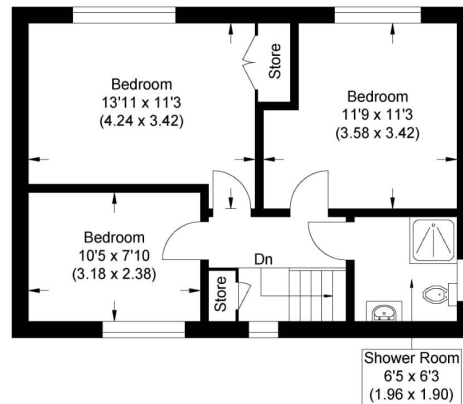


Approximate Gross Internal Area  
99.99 sq m / 1076.28 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | <b>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | <b>72</b>               |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | 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.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



## Crescent Road, Aveley

£450,000

- THREE LARGE BEDROOM SEMI DETACHED HOUSE
- FULL BACK-TO-BRICK REFURBISHMENT
- VERY HIGH SPECIFICATION
- 18' RECEPTION ROOM & CONSERVATORY
- RE-FITTED MODERN KITCHEN/DINER
- GROUND FLOOR WC
- FIRST FLOOR FAMILY SHOWER ROOM
- MULTI-CAR OFF STREET PARKING
- LANDSCAPED REAR GARDEN



See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)





## **GROUND FLOOR**

### **Front Entrance**

Via uPVC framed double glazed single door opening into storm porch, double glazed windows to front, tiled flooring, second front entrance via composite door opening into:

### **Entrance Hall**

Double glazed windows to front, built-in storage cupboard housing metres and fuse box, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

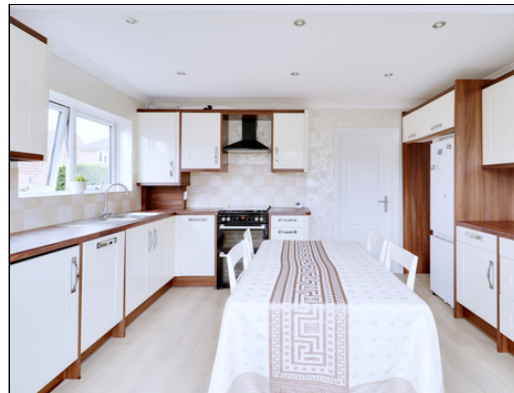
5.49m x 3.62m (18' 0" x 11' 11"). Double glazed windows to front, inset spotlights to ceiling, radiator, laminate flooring, UPVC framed double glazed double doors to rear opening into:

### **Conservatory**

3.13m x 2.96m (10' 3" x 9' 9"). Spotlights to ceiling, corrugated plastic roof, double glazed windows throughout, laminate flooring, uPVC framed Double glazed single door opening to rear garden.

### **Kitchen/Diner**

4.14m x 3.39m (13' 7" x 11' 1"). Double glazed windows to rear and side, inset spotlights to ceiling, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, integrated dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashbacks, radiator, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.



## **Ground Floor WC**

Obscure double glazed window to side, corner hand wash basin, low-level flush WC, tiled walls, radiator, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed window to front, built storage cupboard, radiator, fitted carpet.

### **Bedroom One**

4.25m x 3.03m (13' 11" x 9' 11"). Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

### **Bedroom Two**

3.39m x 3.1m (11' 1" x 10' 2"). Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

### **Bedroom Three**

3.18m x 2.35m (10' 5" x 7' 9"). Double glazed windows to front, radiator, fitted carpet.

### **Shower Room**

1.96m x 1.8m (6' 5" x 5' 11"). Obscure double glazed windows to front, inset spotlights to ceiling, low level flush WC, shower cubicle, hand wash basin set on tiled surface, chrome radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 37' wide. Immediate raised decking area, small decking area to rear, paved area to side, timber Pagola, remainder laid to artificial grass with raised flower bed border to rear, timber shed, access to front via timber gate.

### **Front Exterior**

Paved giving off street parking for multiple cars, raised brick flower bed border to front.