




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 Metrepro 6/2020

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		76
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



High Street, Aveley

Offers in Region of £240,000

- TWO DOUBLE BEDROOMS TERRACED COTTAGE
- LARGE REAR EXTENSION
- BOASTING OVER 1,150 SQUARE FEET OF LIVING SPACE
- THREE RECEPTIONS & GROUND FLOOR BATHROOM
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY



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:

Lounge

4.91m x 3.39m (16' 1" x 11' 1") Double glazed window to front, radiator, step leading up to dining area, fitted carpet.

Dining Area

3.1m x 2.95m (10' 2" x 9' 8") Radiator, carpet flooring, wooden door leading to reception room.

Reception Room

3.68m x 3.10m (12' 1" x 10' 2") Radiator, Laminate flooring, wooden door leading to lobby, stairs to first floor.

Lobby

Radiator, laminate flooring.

Bathroom

1.88m x 1.71m (6' 2" x 5' 7") Comprising panelled bath, low level flush WC, hand wash basin, heated towel radiator, tiled walls, tiled flooring.



Kitchen / Breakfast Room

4.26m x 3.95m (14' 0" x 13' 0") A range of wall and base units, roll top work surfaces, Inset sink and drainer with mixer tap, space for electric oven, electric hob, extractor hood, space for fridge and freezer, space and plumbing for washing machine, radiator, tiled flooring.

FIRST FLOOR

Landing

Carpet flooring.

Bedroom One

4.27m x 3.48m (14' 0" x 11' 5") Two double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

4.16m x 2.47m (13' 8" x 8' 1") Double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

EXTERIOR

Rear Garden

Mainly paved with small borders, access to rear via wooden gate.

