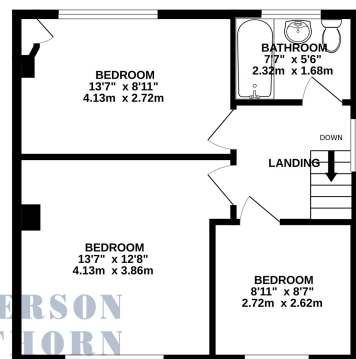
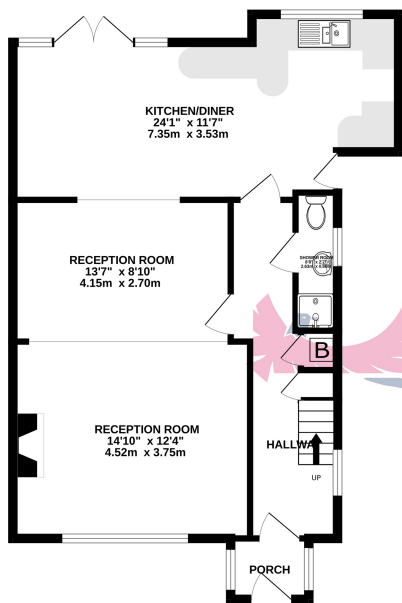


GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



PATTERSON
HAWTHORN

TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Hall Road, Aveley

£450,000

- THREE LARGE BEDROOM SEMI DETACHED HOUSE
- GREATLY EXTENDED TO REAR
- HIGH SPECIFICATION & IMMACULATELY PRESENTED
- 22' DOUBLE RECEPTION ROOM WITH LOG BURNER
- 24' KITCHEN/DINER
- GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR BATHROOM
- QUALITY HARDWOOD FLOORING
- 80' BEAUTIFULLY MAINTAINED REAR GARDEN



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GROUND FLOOR

Front Entrance

Via composite door opening into porch, double glazed windows both sides, radiator, tiled flooring, second front entrance via hardwood door opening into:

Entrance Hall

Inset spotlights to ceiling, double glazed windows to side, radiator, built-in under stairs storage cupboards (one housing boiler, one housing metres and fuse box), hardwood flooring.

Double Reception Room

6.71m x 4.52m (22' 0" x 14' 10") > 4.16m (13' 8") Double glazed windows to front, feature fireplace with log burner, two radiators, hardwood flooring.

Kitchen / Diner

7.35m x 4.28m (24' 1" x 14' 1") (Max) Kitchen area: Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler style sink and drainer with mixer tap, space and plumbing for washing machine, space for Rangemaster cooker, extractor hood, breakfast bar area, tiled splash backs, hardwood flooring, composite door to side, space and plumbing for American style fridge freezer, integrated dishwasher. Reception area: Inset spotlights to ceiling, double glazed windows and uPVC framed double glazed double doors to rear opening to rear garden, two radiators, hardwood flooring.

Ground Floor Shower Room / WC

2.79m x 0.8m (9' 2" x 2' 7") Inset spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin with black-and-white mosaic tiled splash back, shower cubicle, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to fully boarded loft with lighting, obscure double glazed windows to side, fitted carpet.

Bedroom One

3.87m x 3.73m (12' 8" x 12' 3") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

4.13m x 2.73m (13' 7" x 8' 11") Double glazed windows to rear, built-in storage cupboard, fitted wardrobes, radiator, laminate flooring.

Bedroom Three

2.72m x 2.62m (8' 11" x 8' 7") Double glazed windows to front, radiator, carpet.

Bathroom

2.27m x 1.68m (7' 5" x 5' 6") Inset spotlights to ceiling, obscure double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, tiled walls, chrome hand towel radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 80' Part paved part laid to lawn, flowerbed borders, access to rear via double timber gates giving off street parking.

Detached Outbuilding

6.21m x 3.71m (20' 4" x 12' 2") Double glazed windows and uPVC framed double doors, power and lighting, laminate flooring.

Front Exterior

Paved giving off street parking for two cars.