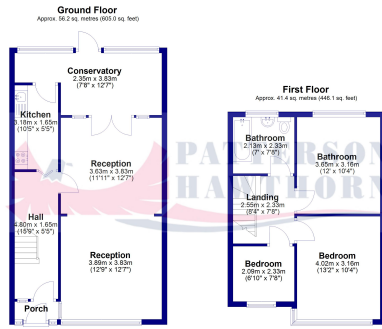
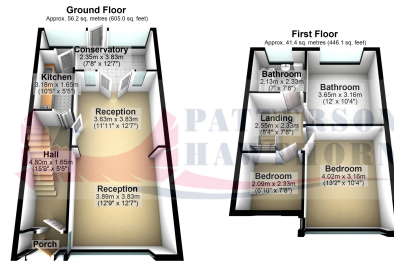




Total area: approx. 97.6 sq. metres (1051.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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.



Stanford Gardens, Aveley

£360,000

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- 24' DOUBLE RECEPTION ROOM, CONSERVATORY / UTILITY ROOM
- 18' x 16' DOUBLE GARAGE & COMMUNAL PARKING TO FRONT
- ADDITIONAL PARKING TO REAR
- HIGH POTENTIAL TO MODERNISE AND ADD VALUE
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- POPULAR CUL-DE-SAC LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE





GROUND FLOOR

Front Entrance

Via composite door opening into porch; obscure double glazed windows to front, laminate flooring, second front entrance via hardwood door opening into:

Entrance Hall

Under-stairs storage cupboard housing metres, radiator, laminate flooring, stairs to first floor.

Reception Room One

2.89m x 2.83m (9' 6" x 9' 3"). Double glazed windows to front, radiator, fitted carpet.

Reception Room Two (Open plan from Reception Room One)

3.83m x 3.63m (12' 7" x 11' 11"). Fitted carpet, windows and hardwood framed double doors to rear opening into:

Conservatory / Utility Room

3.83m x 2.35m (12' 7" x 7' 9"). Inset spotlights to ceiling, double glazed windows to rear, space and plumbing for washing machine, laminate worksurface, a pair of wall units, radiator, laminate flooring, uPVC door to rear opening to rear garden.

Kitchen

3.18m x 1.65m (10' 5" x 5' 5"). A range of matching wall and base units, laminate worksurfaces, inset sink & drainer with mixer tap, double cooker, built-in storage cupboard, radiator, part tiled walls, laminate flooring, windows and hardwood framed door to rear opening into conservatory.



FIRST FLOOR

Landing

Loft hatch to ceiling, built in storage cupboard, fitted carpet.

Bedroom One

4.02m x 3.16m (13' 2" x 10' 4"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.65m x 3.16m (12' 0" x 10' 4"). Double glazed windows to rear, radiator, fitted wardrobes.

Bedroom Three

2.33m x 2.09m (7' 8" x 6' 10"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.33m x 2.13m (7' 8" x 7' 0"). Obscure double glazed windows to rear, low-level flush WC, hand wash basin, panelled bath with shower attachment, built in storage cupboard housing boiler, radiator, tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 27' (to front of garage) Immediate paved area, remainder laid to lawn with raised hardstanding area to rear.

Detached Double Garage

Approximately 18' x 16'. One metal up and over door to rear, one electric roller door to rear, power and lighting, windows and hardwood door to front.



Front Exterior

Laid to lawn with bush and plant borders, paved pathway to front, access to rear & garage via shared driveway to side.