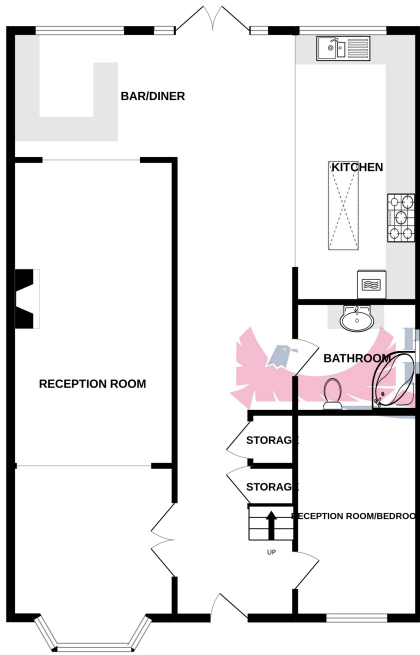
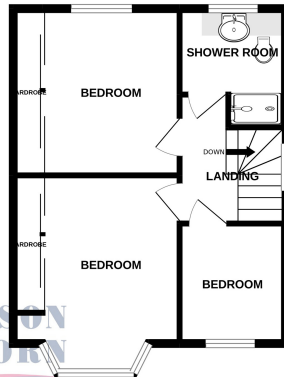


GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1503 sq.ft. (139.7 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. Made with Metropix 4/2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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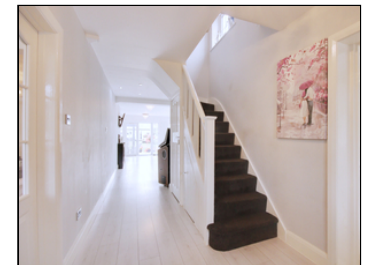
Ockendon@pattersonhawthorn.co.uk



Purfleet Road, Aveley

Guide Price £550,000

- THREE/FOUR BEDROOMS SEMI DETACHED HOUSE
- GREATLY EXTENDED TO SIDE & REAR
- 32' MAIN RECEPTION ROOM
- SECOND RECEPTION ROOM OR FOURTH BEDROOM
- OFF STREET PARKING FOR MULTIPLE CARS
- AVELEY'S MOST SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Vertical radiator to front, radiator to rear, two under-stairs storage cupboards, laminate flooring, stairs to first floor.

Reception Room One

9.89m x 3.35m (32' 5" x 11' 0") Into double glazed bay windows to front, radiator to front, two vertical radiators to rear, feature fireplace, fitted carpet.

Kitchen / Diner / Bar Area

8.34m x 5.54m (27' 4" x 18' 2") > 4.96m (16' 3") kitchen diner; double glazed windows to rear, inset spotlights to ceiling, lantern skylight window to ceiling, a range of integrated handled matching wall and base units, laminate work surfaces, one and a half bowl inset butler-style sink and drainer with mixer tap, six ring gas hob, integrated double oven, space and plumbing for washing machine, integrated dishwasher, space and plumbing for American style fridge freezer, tiled splash backs, laminate flooring, vertical radiator to rear, uPVC framed double doors to rear opening to rear garden, Bar area; double glazed windows to rear, vertical radiator to rear, built-in bar area, tiled flooring.

Ground Floor Bathroom

2.53m x 2.26m (8' 4" x 7' 5") Inset spotlights to ceiling, opaque double glazed windows to side, low-level flush WC, corner bath with waterfall mixer tap and shower attachment, hand wash basin inset within a range of drawer and base units, chrome hand towel radiator, tiled walls, tiled flooring.

Reception Room Two / Potential Fourth Bedroom

4.07m x 2.54m (13' 4" x 8' 4") Double glazed windows to front, radiator, fitted carpet.

