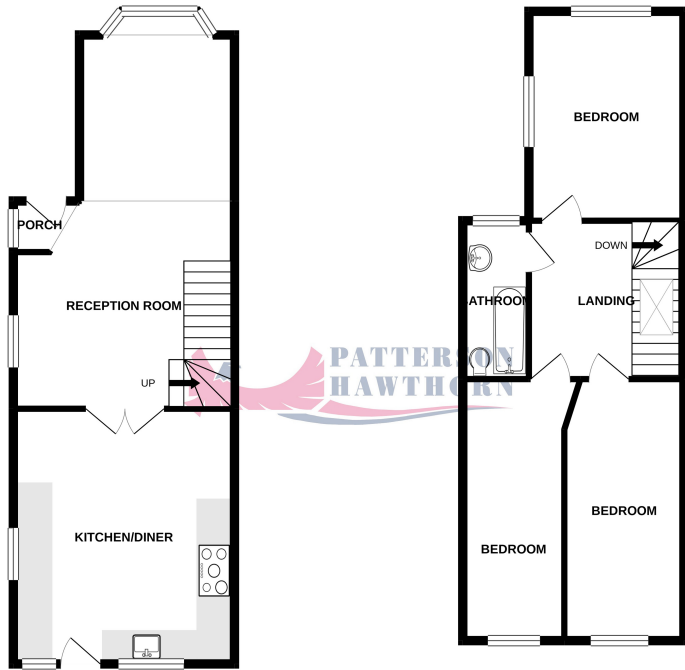


GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA - 1014 sq.ft. (94.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 architect, surveyor and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Purfleet Road, Aveley

Guide Price £425,000

- GUIDE PRICE £425,000 - £450,000
- THREE LARGE BEDROOMS
- SEMI DETACHED HOUSE
- DOUBLE STOREY EXTENDED
- APPROX 100' REAR GARDEN
- NEW ROOF (JUNE '19) & NEW BOILER (FEB '20)
- OFF STREET PARKING
- HIGHLY SOUGHT AFTER ROAD
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

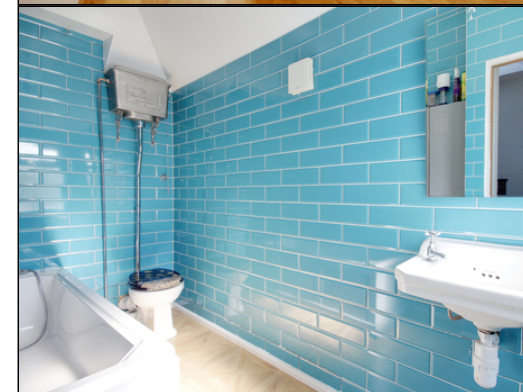
Via hardwood door opening into open porch, double glazed window to side with integrated blinds, hardwood flooring.

Reception Room

7.18m x 4.23m (23' 7" x 13' 11") > 2.98m (9' 9") Double glazed bay windows to front, double glazed windows to side both with integrated blinds, two radiators, under-stairs storage cupboard, hardwood Parquet flooring, hardwood double doors to rear opening into kitchen/diner, stairs to first floor.

Kitchen / Diner

4.9m x 4.3m (16' 1" x 14' 1") Inset spotlights to ceiling, double glazed windows to rear and side, a range of matching wall and base units, granite work surfaces, inset butler sink with granite drainer and chrome mixer tap, space for large cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for American style fridge freezer, tiled flooring, uPVC door to rear opening to rear garden.



FIRST FLOOR

Landing

Skylight window to rear ceiling, fitted carpet.

Bedroom One

4.02m x 2.97m (13' 2" x 9' 9") Double glazed windows to front and side with integrated blinds, loft hatch to ceiling, radiator, hardwood flooring.

Bedroom Two

4.87m x 2.08m (16' 0" x 6' 10") Double glazed windows with integrated blinds to rear, radiator, laminated flooring.

Bedroom Three

5.0m x 2.05m (16' 5" x 6' 9") Double glazed windows to rear with integrated blinds, radiator, laminated flooring.

Bathroom

3.04m x 1.45m (10' 0" x 4' 9") Opaque double glazed windows to front, high level flush WC, hand wash basin, panelled bath with shower attachment, tiled walls, laminated flooring.

EXTERIOR

Rear Garden

Approximately 100'. Paved patio, mostly laid to lawn, graveled area to rear, raised decking area to rear with Pergola, wood chippings border, access to front via metal gate.

Front Exterior

Fully paved giving off street parking.