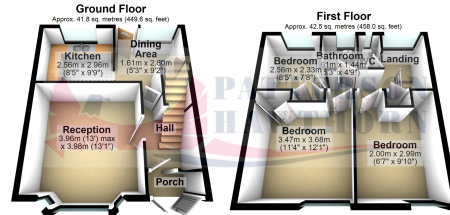



Total area: approx. 84.3 sq. metres (907.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(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.

Shannon Way, Aveley

£350,000

- THREE LARGE BEDROOM TERRACED HOUSE
- 14' x 13' (MAX) BAY-FRONTED RECEPTION ROOM
- 19' x 8' KITCHEN/DINER
- SEPARATE WC & BATHROOM TO FIRST FLOOR
- TWO CAR OFF STREET PARKING
- 36' REAR GARDEN WITH PRIVATE SIDE WALKWAY
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.2 MILES TO KENNINGTON PARK





GROUND FLOOR

Front Entrance

Via uPVC framed double glazed double doors opening into porch; tiled flooring, second front entrance via hardwood door opening into

Entrance Hall

Obscure glass window tiles to front, radiator, hardwood flooring, stairs to first floor.

Reception Room

4.51m (into bay) x 3.98m (14' 10" x 13' 1"). Double glazed bay windows to front, radiator, fitted carpet.

Kitchen/Diner

5.89m x 2.56m (19' 4" x 8' 5"). Kitchen area: double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, inset sink with double drainer, space and plumbing for washing machine, space for cooker, space for freestanding fridge freezer, tiled splashbacks, vinyl tiled flooring, Dining area: double glazed windows to rear, under-stairs storage cupboard, radiator, vinyl tiled flooring, uPVC door to rear opening to rear garden.



FIRST FLOOR

Landing

Double glazed windows to rear, built-in storage cupboard, fitted carpet.

Bedroom One

3.48m x 3.47m (11' 5" x 11' 5"). Double glazed windows to front, radiator, built-in storage cupboards, fitted carpet.

Bedroom Two

3.95m x 2.99m (13' 0" x 9' 10"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

2.55m x 2.34m (8' 4" x 7' 8"). Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bathroom

1.68m x 1.45m (5' 6" x 4' 9"). Obscure double glazed windows to rear, panel bath with shower attachment, hand-wash basin, tiled walls, vinyl flooring.

Separate WC

1.68m x 0.73m (5' 6" x 2' 5"). Obscure double glazed window to rear, low-level flush WC, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 36' max. Immediate patio, remainder laid to lawn, access to front via timber and metal gate through side walkway.

Front Exterior

Hardstanding driveway giving off street parking for two cars.