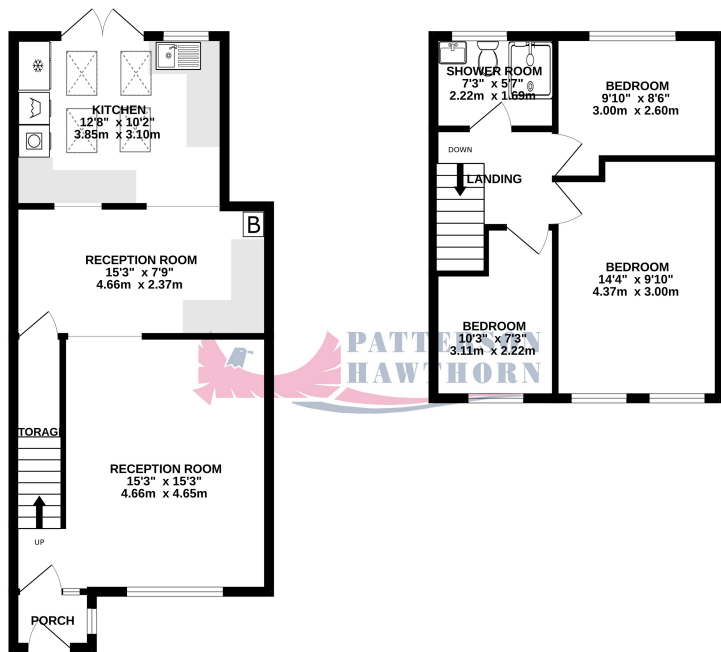


GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA - 867 sq.ft. (80.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, doors 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 HomeOS 2024.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(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.



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Tamar Drive, Aveley

£410,000

- THREE LARGE BEDROOM TERRACED HOUSE
- EXTENDED TO REAR
- TWO RECEPTIONS & 12' KITCHEN
- NEW OAK SKIRTING & INTERNAL OAK DOORS
- NEW BOILER JULY 2024 & REPLACED RADIATORS
- REPLASTERED & NEW CARPETS
- INTEGRAL SPEAKER SYSTEM TO RECEPTION ONE
- 60' GARDEN WITH TIMBER OUTBUILDING



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GROUND FLOOR

Front Entrance

Via composite door opening into porch, obscure double glazed window to side, tiled flooring, second front entrance via uPVC door opening into:

Reception Room One

4.65m x 4.14m (15' 3" x 13' 7") > 3.63m (11' 11") Double glazed windows to front, modern black vertical radiator to rear, radiator to front, fitted carpet, stairs to first floor.

Reception Room Two

4.6m x 2.35m (15' 1" x 7' 9") Under stairs storage cupboard, radiator, fitted carpet, kitchen extension area with a range of wall and base units, laminate work surfaces, tiled splash backs and tiled flooring.

Kitchen

3.85m x 3.1m (12' 8" x 10' 2") Four skylight windows to ceiling, inset spotlights to ceiling, a range of wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for appliances, space for large cooker with five burner gas hob, space for American style fridge freezer, tiled splash backs, tiled flooring, uPVC framed double glazed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Motion detector lighting, loft hatch to ceiling leading to part boarded loft, fitted carpet.

Bedroom One

3.8m x 2.98m (12' 6" x 9' 9") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.1m x 2.25m (10' 2" x 7' 5") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

2.98m x 2.24m (9' 9" x 7' 4") Double glazed windows to rear, radiator, fitted carpet.

Shower Room

2.22m x 1.68m (7' 3" x 5' 6") Obscure double glazed windows to rear, corner hand wash basin set on drawer units, low level flush WC, rainfall shower cubicle, hand towel radiator, laminate flooring.



EXTERIOR

Rear Garden

Approximately 60' Part paved and part laid to lawn, access to front via metal security gates through shared walkway.

Timber Outbuilding

4.24m x 3.61m (13' 11" x 11' 10") Windows, power and lighting, double doors to front, additional outbuilding room measuring 3.51m x 1.8m (11' 6" x 5' 11") power and lighting, windows to rear.



Front Exterior

Hard standing driveway giving potential off street parking.