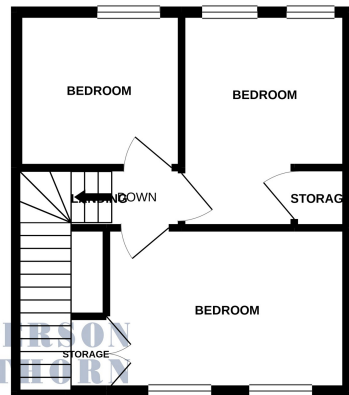
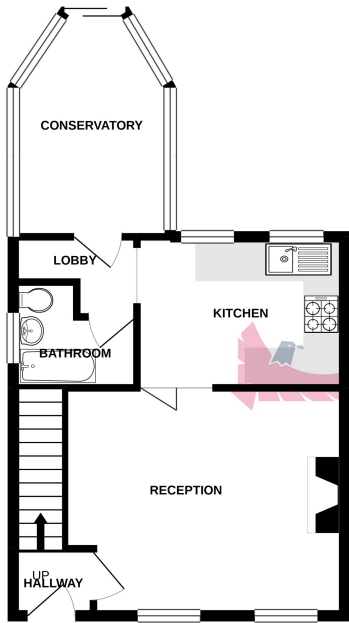


GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 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.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			86
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>		61	
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			87
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>		60	
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

## Hall Avenue, Aveley

### GUIDE PRICE £315,000

- THREE BEDROOMS
- GOOD CONDITION THROUGHOUT
- RE-FITTED GROUND FLOOR BATHROOM
- GUIDE PRICE £315,000 - £325,000
- CONSERVATORY
- APPROX 60FT REAR GARDEN
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25



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## **GROUND FLOOR**

### **Front Entrance**

Via aluminium framed door opening into:

### **Hallway**

Radiator, wood grain effect laminate flooring, stairs to first floor.

### **Lounge**

4.48m x 3.62m (14' 8" x 11' 11") Double glazed windows to front, radiator, feature fireplace in storage units, wood grain effect laminate flooring.

### **Kitchen**

3.31m x 2.41m (10' 10" x 7' 11") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, laminate splash backs, tiled flooring, hardwood door to rear opening to conservatory.



### **Bathroom**

2.4m x 2.02m (7' 10" x 6' 8") Opaque double glazed window to side, low level flush WC, hand wash basin inset within base units, panelled bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

### **Conservatory**

3.58m x 2.73m (11' 9" x 8' 11") Double glazed windows throughout, wood grain effect laminate flooring, aluminium framed sliding doors to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed window to side, fitted carpet.

### **Bedroom One**

4.5m x 2.68m (14' 9" x 8' 10") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.44m x 2.75m (11' 3" x 9' 0") Double glazed windows to front, radiator, built-in storage cupboard housing water tank, wood grain effect laminate flooring.

### **Bedroom Three**

2.63m x 2.48m (8' 8" x 8' 2") Double glazed windows to rear, radiator, fitted carpet.

## **EXTERIOR**

### **Rear Garden**

Approximately 60ft - Immediate wrap-around decking area, decking area to rear, timber shed to rear, remainder laid to lawn, access to front via wrought iron gate.

### **Front Garden**

Approximately 27ft in length, mostly laid to lawn with paved pathway to front.

