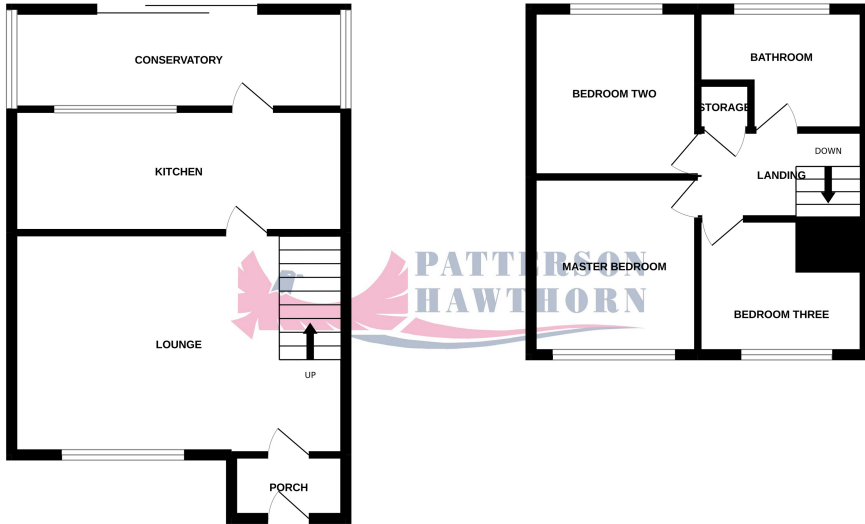


GROUND FLOOR

1ST FLOOR



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 10/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Perry Way, Aveley

£350,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- HUGE POTENTIAL TO REFUBISH/MODERNISE
- CONSERVATORY
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE SHOPPING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)



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GROUND FLOOR

Front Entrance

Via uPVC door open into porch, double glazed windows to side, fitted carpet, second front entrance via uPVC framed door opening into:

Hallway

Eye-level storage cupboard to side housing electricity meter and fuse box, fitted carpet, stairs to first floor.

Reception Room

5.32m x 4.12m (17' 5" x 13' 6") Double glazed bay windows to front, radiator, fitted carpet, uPVC framed door to rear opening into:

Kitchen / Diner

5.3m x 2.39m (17' 5" x 7' 10") Double glazed windows to rear, range of wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space freestanding fridge freezer, uPVC framed door to rear opening into:

Conservatory

5.12m x 2.4m (16' 10" x 7' 10") Double glazed windows throughout, radiator, tiled flooring, uPVC framed sliding doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, glazed windows to side, airing cupboard, fitted carpet.



Bedroom One

4.02m x 2.97m (13' 2" x 9' 9") Double glazed windows to front, radiator, fitted wardrobes, vanity unit and over bed units, fitted carpet.

Bedroom Two

3.02m x 2.61m (9' 11" x 8' 7") Double glazed windows to rear, radiator, fitted wardrobes and over-bed units, fitted vanity unit, fitted carpet.

Bedroom Three

3.12m x 2.3m (10' 3" x 7' 7") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.69m x 1.69m (8' 10" x 5' 7") Opaque double glazed windows to rear, panelled bath, shower, WC, hand wash basin, hand towel radiator, tiled walls, fitted carpet.

EXTERIOR

Rear Garden

Approximately 55' Fully paved with raised brick Flowerbed border, access to front via metal gate, timber shed.

Front Garden

Laid to lawn garden with paved pathway to front.

