

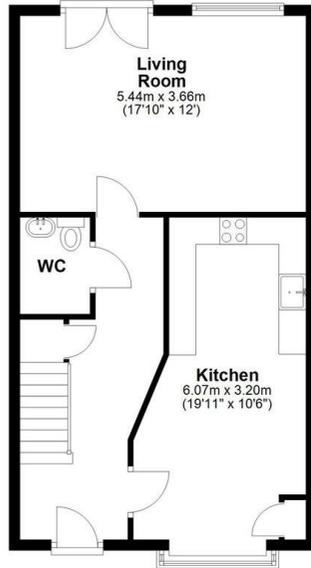
Outbuilding

Approx. 4.1 sq. metres (44.4 sq. feet)



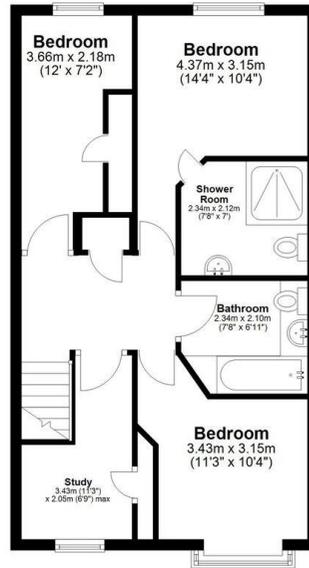
Ground Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 102.9 sq. metres (1107.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Averley



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Meadow Drive, Aveley

£460,000

- FOUR BEDROOM LINK DETACHED HOUSE
- IMMACULATELY PRESENTED
- MODERN, CONTEMPORARY INTERIOR DESIGN
- PORCELAIN TILED FLOORING & AIR CONDITIONING
- 19' KITCHEN/DINER WITH QUARTZ WORKTOPS
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- EPC RATING B & COUNCIL TAX BAND E
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- 47' REAR GARDEN



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Obscure double glazed window to front, radiator, understairs storage cupboard, porcelain tiled flooring, stairs to first floor, access to accommodation.

Reception Room

5.44m x 3.66m (17' 10" x 12' 0") Double glazed windows to rear, air-conditioning unit, fitted carpet, uPVC framed double glazed French doors to rear opening to rear garden.

Ground Floor WC

Spotlights to ceiling, radiator, low-level flush WC, hand wash basin with tiled splashback, porcelain tiled flooring.

Kitchen / Diner

6.07m x 3.20m (19' 11" x 10' 6") Inset spotlights to ceiling, double glazed bay windows with modern integral shutter blinds to front, a range of matching wall and base units, quartz worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine and dishwasher, granite splashbacks, radiator, built-in storage cupboard housing boiler, porcelain tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

4.37m x 3.15m (14' 4" x 10' 4") Double glazed windows to rear, radiator, fitted carpet.

Ensuite Shower Room

2.34m x 2.12m (7' 8" x 6' 11") Low-level flush WC, hand wash basin with tiled splashback, shower cubicle, radiator, vinyl flooring.



Bedroom Two

3.43m x 3.15m (11' 3" x 10' 4") Double glazed bay windows with modern integral shutter blinds to front, radiator, fitted carpet.

Bedroom Three

3.66m x 2.18m (12' 0" x 7' 2") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

3.43m x 2.05m (11' 3" x 6' 9") (Max) Double glazed windows with modern interior shutter blinds to front, fitted wardrobes and fitted drawer units, radiator, fitted carpet.



Bathroom

2.34m x 2.10m (7' 8" x 6' 11") Spotlights to ceiling, low level flush WC, hand wash basin with tiled splashback, panelled bath, radiator, tile effect flooring.

EXTERIOR

Rear Garden

Approximately 47' Part paved and part laid to lawn, access to front via timber gate, detached timber shed.



Front Exterior

Paved frontage with bush and plant border, paved driveway to side giving off street parking for two cars.