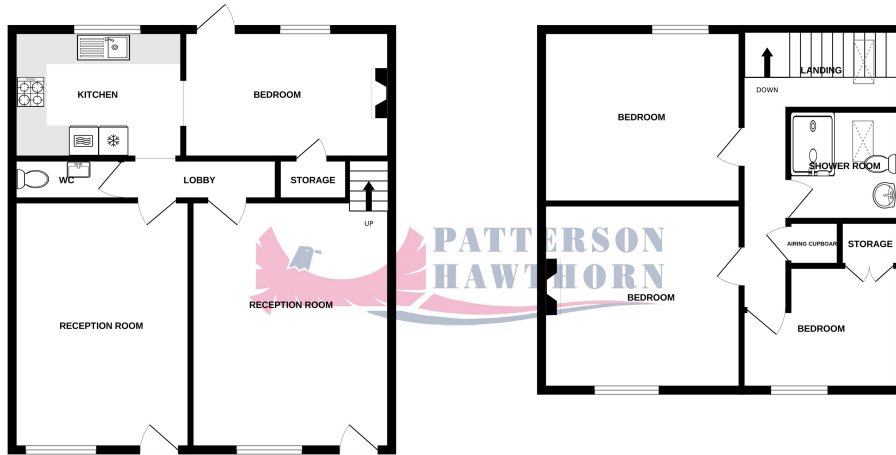


GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.


1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.

While 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 12/2023

Energy Efficiency Rating

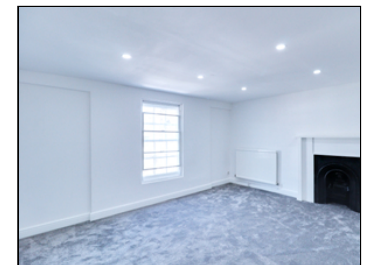
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



High Street, Aveley

£425,000

- ORIGINALLY TWO HOUSES, MADE INTO ONE
- TWO 16' RECEPTION ROOMS
- QUALITY HIGH GLOSS LAMINATE FLOORING
- GROUND FLOOR WC
- SITUATED IN THE HEART OF AVELEY TOWN CENTRE
- EASY ACCESS TO BUSES, A13, M25 & LAKESIDE
- UNIQUE & RARE OPPORTUNITY
- FOUR BEDROOMS SEMI DETACHED HOUSE



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.



GROUND FLOOR

First Front Entrance

Via hardwood door opening into:

Reception Room One

4.98m x 3.55m (16' 4" x 11' 8") Inset day light spotlights to ceiling, double glazed windows to front, radiator, high gloss laminate flooring, stairs to first floor.

Lobby

3.0m x 0.9m (9' 10" x 2' 11") High gloss laminate flooring.

Reception Room Two

4.99m x 3.56m (16' 4" x 11' 8") Hardwood door to front (second front entrance), inset day light spotlights to ceiling, double glazed windows to front, base-level storage unit housing gas meter and fuse box, radiator, high gloss laminate flooring.

Kitchen

3.44m x 2.65m (11' 3" x 8' 8") Windows to rear, a range of matching wall and base units, marble work surfaces, inset sink and drainer with extendable mixer tap, four ring gas hob, extractor hood, integrated oven, integrated fridge, integrated freezer, space and plumbing for washing machine (to remain), marble splash backs, high gloss laminate flooring.



Bedroom Four

4.17m x 2.59m (13' 8" x 8' 6") Windows to rear, feature fireplace, radiator, built-in storage cupboard, high gloss laminate flooring, hardwood door to rear opening to rear garden.

Ground Floor WC

2.18m x 0.74m (7' 2" x 2' 5") Low level flush WC, hand wash basin over base unit, uPVC cladding walls laminate flooring.

Landing

Loft hatch to ceiling, skylight window to rear ceiling, built-in storage cupboard housing water tank, radiator, fitted carpet.

Bedroom One

3.97m x 3.73m (13' 0" x 12' 3") Windows to front, radiator, feature Victorian style fireplace, fitted carpet.

Bedroom Two

4.02m x 3.47m (13' 2" x 11' 5") Inset spotlights to ceiling, windows to rear, radiator, fitted carpet.

Bedroom Three

3.39m (into built-in storage cupboard) x 3.17m (11' 1" x 10' 5"). Double glazed windows to front, radiator, fitted carpet.

Shower Room

2.22m x 2.22m (7' 3" x 7' 3") Skylight window to rear ceiling, low-level flush WC, hand wash basin inset on base units, shower cubicle, radiator, part uPVC cladding walls, laminate flooring.

EXTERIOR

Rear Garden

Approximately 23' Fully paved integral brick shed, access to rear via metal gate.

