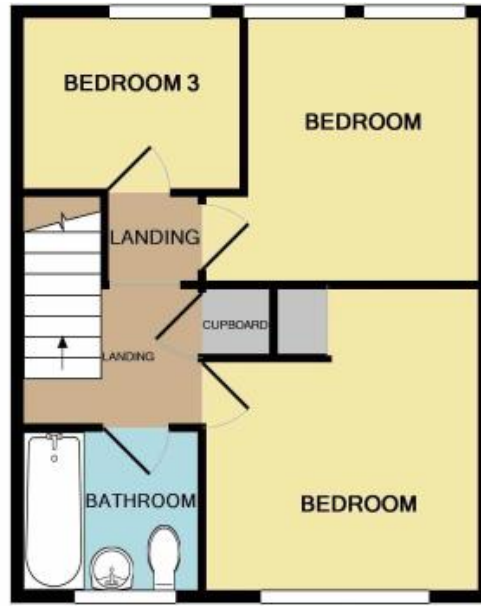



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

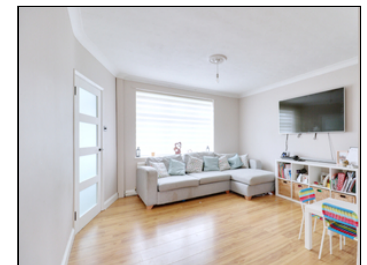
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Monnow Green, Aveley

**£340,000**

- THREE BEDROOM TERRACED HOUSE
- ADDITIONAL BOARDED LOFT ROOM
- 45' REAR GARDEN & ADDITIONAL FRONT GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- CLOSE TO AVELEY TOWN CENTRE
- EASY ACCESS TO BUSES, MAJOR ROADS & LAKESIDE SHOPPING
- IDEAL FIRST TIME BUY - NO ONWARD CHAIN



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**

### **Front Entrance**

Via composite door opening into:

### **Hallway**

Obscure double glazed window to front, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

4.11m x 3.78m (13' 6" x 12' 5") Double glazed windows to front, radiator, laminate flooring.

### **Kitchen / Diner**

4.79m x 2.38m (15' 9" x 7' 10") Two spotlight bars to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, integrated fridge and freezer, tiled splash back, radiator, under stairs storage cupboard, vinyl flooring, uPVC door to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, integral pull-down ladder leading to loft, built-in storage cupboard, laminate flooring.



### **Bedroom One**

3.5m x 3.36m (11' 6" x 11' 0") (Max) Double glazed windows to rear, storage cupboard, radiator, laminate flooring.

### **Bedroom Two**

3.08m x 2.91m (10' 1" x 9' 7") Double glazed windows to front, radiator, laminate flooring.

### **Bedroom Three**

2.45m x 2.18m (8' 0" x 7' 2") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

1.96m x 1.66m (6' 5" x 5' 5") Opaque double glazed windows to rear, low level flush WC, bidet, panelled bath, shower, hand wash basin, tiled walls, radiator, vinyl flooring.

## **SECOND FLOOR**

### **Loft Room**

Power and lighting, fully boarded, skylight window to rear ceiling.

## **EXTERIOR**

### **Rear Garden**

Approximately 45' Immediate patio, remainder laid to lawn, hard standing area to rear, timber shed to rear, access to front via shared walkway.

### **Front Garden**

Mostly laid to gravel slate, paved pathway to front.