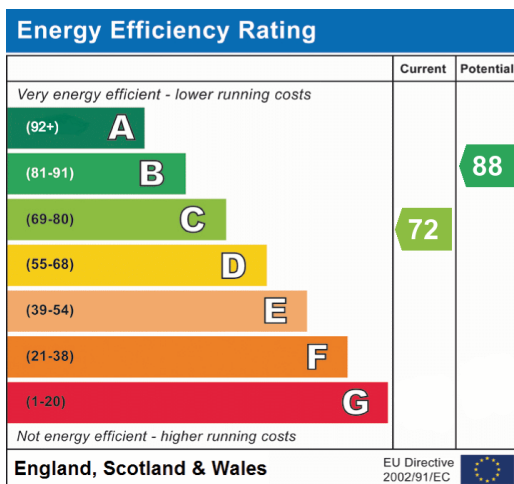


TOTAL FLOOR AREA: 687 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 (c)2025



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.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Nare Road, Aveley

£365,000

- THREE BEDROOM TERRACED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- CLASSIC, CONTEMPORARY INTERIOR DESIGN
- SOUGHT AFTER PROPERTY TYPE & LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, MAJOR ROADS & AVELEY TOWN CENTRE
- APPROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Eye-level storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room

4.08m x 3.64m (13' 5" x 11' 11") Inset spotlights to ceiling, double glazed windows to front, radiator, feature fireplace, laminate flooring.

Kitchen / Diner

4.67m x 2.39m (15' 4" x 7' 10") Double glazed windows to rear, a range of matching wall and base units, hardwood work surfaces, inset double butler sink with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashbacks, laminate flooring, under-stairs storage cupboard, radiator, uPVC framed double glazed double doors with integral blinds to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.35m x 2.95m (14' 3" x 9' 8") Double glazed windows to front, radiator, laminate flooring.

Bedroom Two

2.98m x 2.24m (9' 9" x 7' 4") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

3.1m x 2.28m (10' 2" x 7' 6") Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.26m x 1.7m (7' 5" x 5' 7") Double glazed windows to rear, panelled bath, low-level flush WC, hand wash basin set on base units, radiator, part tiled walls, laminate flooring.

EXTERIOR

Rear Garden (Irregular Shaped)

Approximately 35' (Max) Immediate patio, remainder laid to lawn, small timber shed, access to front via timber gate through shared walkway.

Front Exterior

Fully paved giving off street parking.