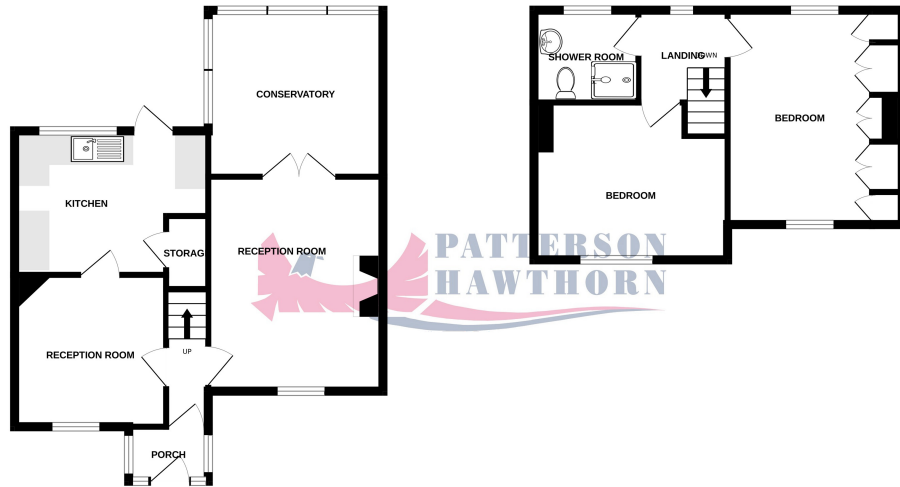


GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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 10/2023

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	

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.



### Hall Road, Aveley

£340,000

- GUIDE PRICE £340,000 TO £350,000
- TWO DOUBLE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- OVER 90' REAR GARDEN
- TWO RECEPTION ROOMS & CONSERVATORY
- OFF STREET PARKING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- CLOSE TO AVELEY TOWN CENTRE
- CLOSE TO AMENITIES & SCHOOLS





## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch; double glazed windows to front and both sides, laminate flooring, second front entrance via hardwood door opening into:

### **Hallway**

Fitted carpet, stairs to first floor.

### **Reception Room One**

4.23m x 3.47m (13' 11" x 11' 5") Double glazed windows to front, feature fireplace, radiator, fitted carpet, hardwood framed double doors to rear opening into:

### **Conservatory**

3.3m x 3.2m (10' 10" x 10' 6") Double glazed windows throughout, laminate flooring.

### **Reception Room Two**

3.01m x 3.01m (9' 11" x 9' 11") Double glazed windows to front, radiator, fitted carpet.



### **Kitchen**

3.93m x 2.83m (12' 11" x 9' 3") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, tiled splash backs, built-in under stairs storage cupboard, radiator, vinyl flooring, uPVC door to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, opaque double glazed window to rear, fitted carpet.



### **Bedroom One**

4.25m x 3.47m (13' 11" x 11' 5" into fitted wardrobe) Double glazed windows to front, two radiators, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.99m x 3.13m (13' 1" x 10' 3") Double glazed windows to front, radiator, fitted carpet.



### **Shower Room**

2.07m x 1.84m (6' 9" x 6' 0") Double glazed windows to rear, low-level flush WC, hand wash basin inset on a range of drawer and base units, shower cubicle, radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 90' (to front of timber shed) Immediate patio, pond, timber raised flowerbed, remainder laid to lawn, access to front via timber gate through sheltered side pathway. One large timber workshop/shed, one block built shed to rear.



### **Front Exterior**

Fully paved giving off street parking.