


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Purfleet Road, Aveley

£485,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- 21' DOUBLE RECEPTION ROOM
- BAY-FRONTED SECOND RECEPTION ROOM/ POTENTIAL 4TH BEDROOM
- RE-FITTED MODERN KITCHEN
- GROUND FLOOR WC
- GARAGE & STOREROOM TO SIDE
- POTENTIAL TO FURTHER EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)

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GROUND FLOOR

Front Entrance

Via composite door opening into porch; double glazed windows, radiator, luxury vinyl flooring, second front entrance via composite door opening into:

Entrance Hall

Two understairs storage cupboards, radiator, fitted carpet, stairs to first floor.

Ground Floor WC

1.67m x 0.74m (5' 6" x 2' 5") Double glazed window to front, low level flush WC, corner hand wash basin with tiled splashback, radiator, luxury vinyl flooring.

Reception Room One

6.39m x 3.35m (21' 0" x 11' 0") > 3.07m (10' 1") Feature gas fireplace, built-in base units and base-level shelving, radiator, fitted carpet, uPVC framed double glazed sliding door to rear opening to rear garden.

Reception Room Two / Potential Fourth Bedroom

3.63m (Into bay) x 3.8m (11' 11" x 12' 6") Double glazed bay windows to front, radiator, fitted carpet.

Kitchen

5.17m x 2.12m (17' 0" x 6' 11") Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, space and plumbing for washing machine, integrated dishwasher, four ring gas hob, extractor hood, Integrated fridge, integrated fridge freezer, laminate splashbacks, tiled flooring, uPVC door to side opening to side and rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

3.98m x 3.35m (Into fitted wardrobes) (13' 1" x 11' 0") Double glazed bay windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.41m x 3.35m (Into fitted wardrobes) (11' 2" x 11' 0") Double glazed windows to rear, radiator, fitted wardrobes and over-bed units, fitted carpet.

Bedroom Three

2.43m x 2.17m (8' 0" x 7' 1") Double glazed windows to front, radiator, fitted single bed with base units, fitted wardrobes, fitted carpet.

Bathroom

2.13m x 1.61m (7' 0" x 5' 3") Obscure double glazed windows to rear, bath, shower, hand wash basin set on base units, radiator, tiled walls, vinyl flooring.

Separate WC

1.19m x 0.78m (3' 11" x 2' 7") Obscure double glazed window to side, low level flush WC, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 136'. Immediate patio area, pond, remainder laid to lawn, timber shed, detached garage and storeroom to side, remainder laid to lawn with bush and plant borders, gated vegetable patch to rear.

Front Exterior

Mostly paved giving multi-car off street parking, small laid to lawn area with flowerbed borders.