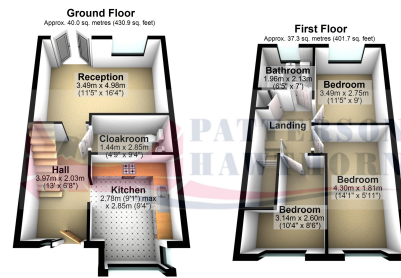


Total area: approx. 77.3 sq. metres (832.6 sq. feet)



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## Marshfoot Close, Aveley

**£425,000**

- THREE BEDROOM SEMI DETACHED HOUSE
- SHOW HOME CONDITION & MAINTAINED TO A HIGH STANDARD
- 16' x 10' BOARDED LOFT ROOM WITH PANEL CEILING & EAVES STORAGE
- GROUND FLOOR WC
- FIRST FLOOR FAMILY BATHROOM
- 16' x 12' RECEPTION WITH MEDIA WALL
- BAY-FRONTED MODERN KITCHEN WITH INTEGRATED APPLIANCES
- 33' WELL MAINTAINED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.



## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Under stairs storage cupboard, radiator, vinyl flooring, obscure double glazed windows to front, stairs to first floor.

### **Reception Room**

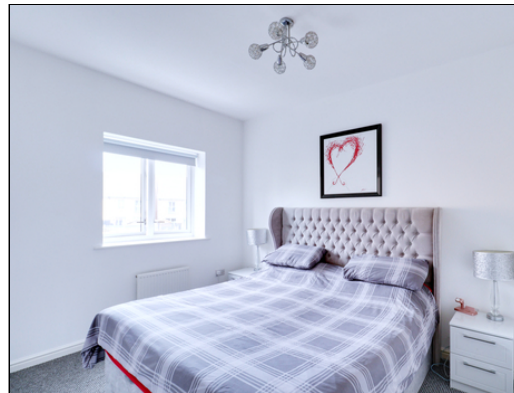
5.07m x 3.84m (16' 8" x 12' 7") Double glazed windows to rear, radiator, large built in storage cupboard, feature media wall, fitted carpet, uPVC framed double glazed double doors to rear opening to rear garden.

### **Ground Floor WC**

1.96m x 1.45m (6' 5" x 4' 9") Low level flush WC, hand wash basin with tiled splash back, radiator, vinyl flooring.

### **Kitchen**

3.14m x 2.86m (10' 4" x 9' 5") Inset spotlights to ceiling, double glazed bay windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, laminate splash backs, vinyl flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to loft room, airing cupboard, fitted carpet.

### **Bedroom One**

4.3m x 2.29m (14' 1" x 7' 6") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.61m x 2.76m (11' 10" x 9' 1") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three (L-Shaped)**

3.14m x 2.7m (10' 4" x 8' 10") (Max) Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.2m x 1.9m (7' 3" x 6' 3") Obscure double glazed windows to rear, low level flush WC, hand wash basin with tiled splash back, panelled bath, shower, part tiled walls, radiator, vinyl flooring.



## **SECOND FLOOR**

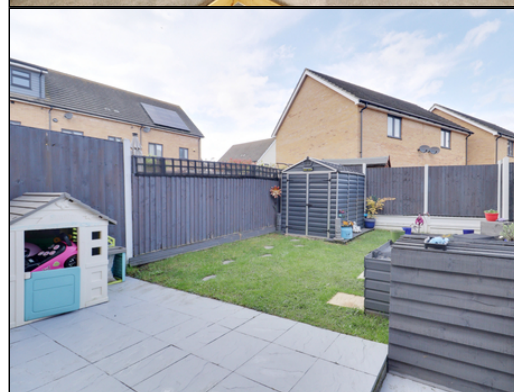
### **Loft Room**

5.13m x 3.33m (16' 10" x 10' 11") panel ceiling with spotlights, power, fitted carpet, storage in eaves both sides, loft hatch with integral steps down to first floor.

## **EXTERIOR**

### **Rear Garden**

Approximately 33' Immediate patio, remainder laid to lawn, metal shed, access to front via timber gate.



### **Front Exterior**

Paved giving off street parking for two cars with decorative gravel slate border.