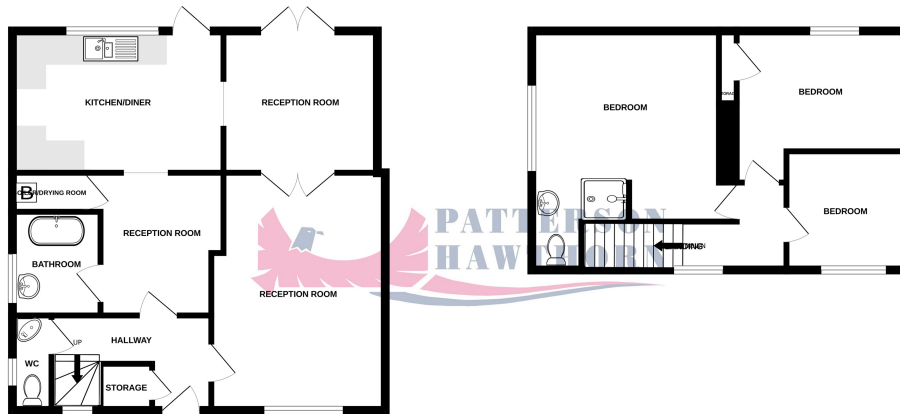


GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.


1ST FLOOR
396 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 12/2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Field Road, Aveley

£425,000

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED TO REAR
- THREE RECEPTIONS
- 14' KITCHEN/DINER
- GROUND FLOOR WC & BATHROOM
- ENSUITE SHOWER/WC TO BEDROOM ONE
- 65' REAR GARDEN
- OFF STREET PARKING FOR TWO CARS



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 uPVC door opening into:

Hallway

Storage cupboard, laminate flooring, stairs to first floor.

Reception Room One

4.6m x 3.31m (15' 1" x 10' 10") Double glazed windows to front, fitted carpet, hardwood framed double doors to rear opening into:

Reception Room Two

3.16m x 3.0m (10' 4" x 9' 10") Radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen

4.32m x 2.84m (14' 2" x 9' 4") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for large cooker, extractor hood, space and plumbing for washing machine and dishwasher, tiled splash backs, laminate flooring, uPVC door to rear opening to rear garden.



Reception Room Three

2.92m x 2.52m (9' 7" x 8' 3") Laminate flooring.

Boiler / Dryer Room

1.49m x 0.8m (4' 11" x 2' 7") Space for tumble dryer, boiler, laminate flooring.

Ground Floor Bathroom

1.96m x 1.75m (6' 5" x 5' 9") Obscure double glazed windows to side, roll-top freestanding bath with shower attachment, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

Ground Floor WC

1.78m x 0.8m (5' 10" x 2' 7") Double glazed window to side, low level flush WC, corner hand wash basin with tiled splash back, tiled flooring.

FIRST FLOOR

Landing

Double glazed windows to front, loft hatch to ceiling, fitted carpet.

Bedroom One / Ensuite

4.89m > 3.88m (16' 1" > 12' 9") Into fitted wardrobe x 3.83m (12' 7") Double glazed windows to side, radiator, vinyl flooring, fitted wardrobes, open ensuite shower room area with low level flush WC, hand wash basin and rainfall shower cubicle.

Bedroom Two

3.56m x 2.45m (11' 8" x 8' 0") Double glazed windows to rear, radiator, feature Victorian style fireplace, built-in storage cupboard, laminate flooring.

Bedroom Three

2.47m x 2.38m (8' 1" x 7' 10") 2.47m x 2.38m (8' 1" x 7' 10") Double glazed windows to front, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 65' Immediate raised decking area, patio area, remainder laid to lawn, timber shed to rear, access to front via metal gate.

Front Exterior

Hard standing, giving off street parking for two cars.