



Aveley £389,995



## 27 Stifford Road, Aveley, Essex, RM15 4BS

A THREE BEDROOM SEMI DETACHED HOUSE, ELEGANT BOTH INTERNALLY AND EXTERNALLY. THE PROPERTY BENEFITS FROM MANY PERIOD FEATURES AND HAVING A RECENTLY REFURBISHED KITCHEN. ADDITIONALLY THERE IS OFF STREET PARKING AND GARAGE. TO CONCLUDE THE PROPERTY IS COMPLIMENTED WITH AN OUTSTANDING REAR GARDEN INCLUDING A SUMMERHOUSE. VIEWINGS COME HIGHLY RECOMMENDED. EPC: D.

- ❖ THREE BEDROOM
- ❖ MANY PERIOD FEATURERS
- ❖ TASTEFUL FITTED KITCHEN
- ❖ GAS CENTRAL HEATING
- ❖ OFF ROAD PARKING & GARAGE
- ❖ SEMI DETACHED CHARACTER HOME
- ❖ BEAUTIFULLY DECORATED ACCOMMODATION
- ❖ ATTRACTIVE REAR GARDEN WITH SUMMERHOUSE
- ❖ PARTIALLY DOUBLE GLAZED
- ❖ VIEWING RECOMMENDED

### **ENTRANCE HALL**

Double glazed window to front. Built in under stairs cupboard. Stairs to first floor. Covered radiator. Fitted carpet. Picture rail.

### **LOUNGE** 10' 5" x 12' 6" (3.17m x 3.81m)

Double glazed bay window to front. Covered radiator. Exposed original wood floor boards. Picture rail. Opening to:

### **DINING ROOM** 10' 10" x 13' 5" (3.30m x 4.09m)

Single glazed window and UPVC double glazed doors to rear. Covered radiator. Exposed wood floor boards. Part brick fire surround and hearth. Picture rail. Opening to:

### **KITCHEN** 6' 10" x 14' 1" (2.08m x 4.29m)

UPVC double glazed window to side and rear. Wood effect flooring. A range of creme upper and lower level units with wood work surface. Inset ceramic sink unit. Tiled splash backs. Space for cooker. Integrated dishwasher, fridge and freezer.

### **FIRST FLOOR LANDING**

Double glazed window to front. Picture rail. Fitted carpet. Access to ground floor.



**BEDROOM ONE** 10' 4" x 13' 4" (3.15m x 4.06m)

Double glazed bay window to front. Covered radiator. Cast iron open fire. Fitted his and hers double wardrobes.

**BATHROOM**

Obscure double glazed window to side. Radiator. Fitted white suite comprising of: pedestal wash basin, Low flush WC, Panelled bath with shower over. Tiled splash backs. Part panelling to one wall. Tiled effect flooring. Loft access.

**BEDROOM TWO** 10' 5" max x 10' 9" (3.17m x 3.27m)

Single glazed window to rear. Radiator. Fitted carpet. Fitted storage cupboard. Cast iron open fire.

**BEDROOM THREE** 7' 9" x 7' 10" (2.36m x 2.39m)

Single glazed window to rear. Radiator. Fitted carpet. Airing cupboard housing domestic boiler. Fitted wardrobe and storage cabinet.



## **REAR GARDEN**

Outside tap and outside lighting. Vast amounts of various established plants. Lawn area's laced with paved areas leading to wood decked seating area. Summer house.

## **FRONTAGE**

Brick paved area in front of garage providing off street parking for two vehicles. Large magnolia tree with paved surround.



**AGENTS NOTE**

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.**

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		