



Aveley Guide Price £500,000



38 Mill Road, Aveley, Essex, RM15 4SL

AN OUTSTANDING FOUR BEDROOM END TERRACE HOUSE WITH DOUBLE GARAGE AND SECURE PARKING SITUATED IN A CONVENIENT LOCATION WHICH HAS EN-SUITE TO MASTER BEDROOM, SUPERB OPEN PLAN LOUNGE/KITCHEN AREA AND LANDSCAPED REAR GARDEN. EARLY VIEWING ADVISED. EPC: B.

- ❖ TWO YEARS NHBC GAURENTEE REMAINING
- ❖ CLOAKROOM
- ❖ KITCHEN
- ❖ THREE FURTHER BEDROOMS
- ❖ DOUBLE GARAGE WITH AMPLE PARKING
- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ BATHROOM
- ❖ LANDSCAPED REAR GARDEN

ENTRANCE HALL

Double glazed door leading to entrance hall. Underfloor heating. Quartz tiled flooring. Power points. Stairs to first floor. Cloaks cupboard.

CLOAKROOM

Obscure double glazed window. Underfloor heating. Inset lighting to ceiling. Quartz tiled flooring. White suite comprising of Vanity wash hand basin with cupboard under and tiled splashback. Low flush W.C.

LOUNGE 21' 5" x 14' 7" (6.52m x 4.44m)

Obscure double glazed window. Underfloor heating. Coving to ceiling. Laminate flooring. Power points. Built in cupboard. Bi-fold doors to rear with integrated blinds. Open to:

KITCHEN 13' 9" x 7' 7" (4.19m x 2.31m)

Double glazed window to front with shutters. Underfloor heating. Coving to ceiling with inset lighting. Quartz tiled flooring. Power points. A range of high gloss base and eye level units with complementary work surfaces. Inset sink unit with mixer tap. Built in oven and electric hob with extractor fan over. Glass upstands. Integrated fridge, freezer, dishwasher and washing machine.

FIRST FLOOR LANDING

Radiator. Stairs to second floor with glass balustrade.



BEDROOM TWO 14' 8" x 9' 3" (4.47m x 2.82m)

Two double glazed windows with shutters to rear. Radiator. Fitted carpet. Power points.

BEDROOM THREE 11' 6" x 7' 10" (3.50m x 2.39m)

Double glazed window to front with shutters. Radiator. Fitted carpet. Power points.

BEDROOM FOUR 8' 7" x 6' 7" (2.61m x 2.01m)

Double glazed window with shutters to front. Radiator. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Quartz tiled flooring. White suite comprising of vanity wash hand basin with drawer under. Low flush W.C. Panelled bath with mixer shower over. Tiling to walls with border tile.

SECOND FLOOR LANDING

Fitted carpet.



MASTER BEDROOM 19' 3" x 11' 3" (5.86m x 3.43m)

Double glazed window with shutters to front. Radiator. Vaulted ceiling. Fitted carpet. Power points. Built in cupboard housing boiler (Not tested).

EN-SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of Low flush W.C. Vanity wash hand basin with drawer under. Walk in shower with mixer shower over. Tiling to walls.

REAR GARDEN

Immediate raised deck area with balustrade, stepping to artificial lawn with paved borders. Further paved patio area. Gated side access. Personal door to garage.

SECURE PARKING

Gated hard standing providing parking for four vehicles.

DOUBLE GARAGE 18' 2" x 17' 6" (5.53m x 5.33m)

Electric roller shutter door. Power and lighting. Boarded loft. Storage room.



FRONT GARDEN

Allocated parking for two vehicles and visitor parking.

PROPERTY DETAILS

Tenure: Freehold. EPC: B. Thurrock Council Tax Band: D. We understand that each owner owns a share in a limited company for the upkeep of the front driveway at a cost of approximately £13pa.

AGENTS NOTES

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.



Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		