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Aveley £395,000



44 Stifford Road, Aveley, Essex, RM15 4AA

AN EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A POPULAR LOCATION CLOSE TO ALL LOCAL AMENITIES WHICH OFFERS SUPERB KITCHEN/FAMILY ROOM AND GOOD SIZE LOUNGE/DINING ROOM. EARLY VIEWING ADVISED. EPC: D.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/FAMILY ROOM
- ❖ THREE BEDROOMS
- ❖ GOOD SIZE REAR GARDEN
- ❖ HIGHLY RECOMMENDED
- ❖ GROUND FLOOR SHOWER ROOM
- ❖ LOUNGE/DINING ROOM
- ❖ BATHROOM
- ❖ OFF ROAD PARKING

ENTRANCE HALL

Approached via double glazed door. Electric heater. Inset lighting to coved ceiling. Laminated flooring. Stairs to first floor.

SHOWER ROOM

Obscure double glazed window. Heated towel rail. Coved ceiling with inset lighting. Tiled flooring. White suite comprising low flush WC. Vanity wash hand basin with cupboard under. Shower cubicle with mixer shower.

KITCHEN/FAMILY ROOM 21' 8" x 12' 1" max (6.60m x 3.68m max)

Double glazed window to rear. Ladder radiator. Coved ceiling with inset lighting. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recess for range style cooker with canopy over. Cupboard housing boiler (Not tested). Recesses for appliances. Double glazed French doors to garden.

LOUNGE/DINING ROOM 28' 1" x 11' 4" (8.55m x 3.45m)

Double glazed window to front with shutters. Double glazed French doors to rear. Two radiators. Coved ceiling. Laminated flooring. Power points. Feature fireplace with wood surround. Built in cupboard.

LANDING

Double glazed window to front. Laminated flooring. Built in cupboard. Access to loft space.



BEDROOM ONE 10' 2" x 8' 4" to wardrobes (3.10m x 2.54m)

Double glazed window to rear with shutters. Radiator. Textured ceiling. Laminated flooring. Power points. Range of mirror fronted wardrobes with hanging and shelf space. Further built in double wardrobe.

BEDROOM TWO 10' 4" x 10' 1" max (3.15m x 3.07m)

Double glazed window to rear. Radiator. Textured ceiling. Laminated flooring. Power points. Built in storage and bed unit.

BEDROOM THREE 8' 9" x 7' 10" (2.66m x 2.39m)

Double glazed window to front. Radiator. Textured ceiling. Laminated flooring. Power points. Built in storage and bed unit.

BATHROOM

Obscure double glazed window. Heated towel rail. Vinyl flooring. White suite comprising of roll top free standing bath with central mixer tap and shower over. Low flush WC. Pedestal wash hand basin. Tiling to walls with border tile.



FRONT GARDEN

Being block paved and providing parking for two vehicles.

REAR GARDEN Approximately 120' (36.55m)

Immediate paved patio leading to lawn with raised flower and shrub beds. Shed. Outside tap and lighting. Gated side entrance.



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.



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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		