



Kempsters
ESTATE AGENTS

15 Manning Street
Aveley South Ockendon RM15 4AU



Offers in the region
£340,000

This spacious two bedroom semi detached house (originally three bedrooms) is situated close to Aveley town centre and offers tremendous scope for extension. Features include a large lounge/diner, kitchen, conservatory, four piece bathroom, lovely 100' rear garden plus garage with long independent driveway.



- Lounge/diner 21'2 x 15'3>9'4
- Kitchen 8'10 x 8'1
- Conservatory 11'10 x 7'9
- Bedroom one 17'4 (into wardrobes) x 9'6
- Bedroom two 11'4 x 8'3
- Bathroom 8'2 x 7'8
- Lovely rear garden approx 100'
- Large detached garage
- Long independent driveway



ENTRANCE

Double glazed door lead to:

ENTRANCE PORCH

Double glazed windows to sides, textured ceiling, tiled floor.
Door with glazed insert leads to:

SMALL ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, fitted carpet.

LOUNGE/DINER

21'2 x 15'3 max (6.45m x 4.65m max)

Two double glazed windows to front, double glazed French doors lead through to conservatory, coved and textured ceiling, feature fireplace with raised hearth and inset log effect fire, range of fitted cupboards and display units, dado rail, two radiators, power points, fitted carpet.

KITCHEN

8'10 x 8'1 (2.69m x 2.46m)

Double glazed windows to rear and side, partially double glazed door leads to rear garden, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for fridge and freezer, wall mounted gas central heating boiler, large built-in larder cupboard, tiled walls, power points, tiled floor.

CONSERVATORY

11'10 x 7'9 (3.61m x 2.36m)

Double glazed windows to rear and side, partially double glazed door leads to rear garden, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Double glazed window to side, coved and textured ceiling, access to loft space, fitted carpet.

BEDROOM ONE

17'4 (into wardrobes) x 9'6 (5.28m (into wardrobes) x 2.90m)

Two double glazed windows to front, range of fitted wardrobes, built-in storage cupboard, two radiators, power points, fitted carpet.

BEDROOM TWO

11'4 x 8'3 (into wardrobes) (3.45m x 2.51m (into wardrobes))

Double glazed window to rear, coved and textured ceiling, range of fitted wardrobes, radiator, owner points, fitted carpet.



BATHROOM

8'2 x 7'8 (2.49m x 2.34m)

Opaque double glazed window to rear, textured ceiling, suite comprising bath, pedestal wash hand basin, low flush wc and shower cubicle, partly tiled walls, radiator, laminate floor.

REAR GARDEN

in excess of 100' (in excess of 30.48m)

Patio area with matching pathway, neatly laid lawn areas with mature flower, shrub and conifer borders, small ornamental fish pond, large fish pond, two greenhouses, two aviaries, two storage sheds/workshops, two outside taps, several mature fruit trees.

LARGE DETACHED GARAGE

With up and over door, power and light. Cloakroom with low flush wc and wash hand basin at rear of garage. Garage is approached via a long independent driveway providing ample off road parking, accessed via double wrought iron gates.

FRONT GARDEN

Crazy paved with raised flower borders.



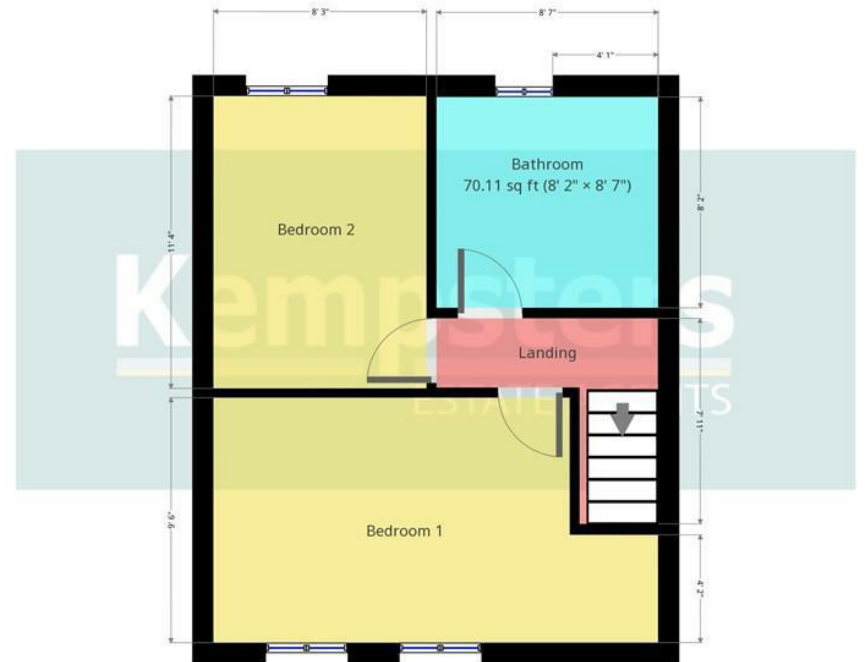








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