



TOPLANDS AVENUE, AVELEY, RM15 4EH



- IDEAL FAMILY HOME
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- POPULAR LOCATION
- MODERNISATION REQUIRED
- GARAGE TO REAR
- DRIVEWAY POTENTIAL
- FANTASTIC GARDEN
- CHAIN FREE SALE

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Offers In Excess Of: £400,000

A fantastic opportunity to acquire this three bedroom end-of-terrace family home within one of Aveley's most popular locations.

This property requires updating, but offers huge potential and a great opportunity for the discerning purchaser to create their forever home.

Benefits include double glazing, gas heating, detached garage to rear, superb garden, driveway potential and offered to the market as a chain free sale.

Accommodation comprises of front reception room, dining room to rear with sliding patio doors to garden, kitchen and lean-to to the ground floor. To the first floor we find three bedrooms and a family bathroom with separate W.C.

This fantastic property is found within a pleasant turning and conveniently located for Aveley High Street with its local shops and eateries. For those with children in mind, Aveley Primary School and Ormiston Park Academy are equally convenient.

There are numerous parks and outdoor facilities with Kennington Park being just 0.6 of a mile away, Belhus Woods 1.9 of a mile and, Ingrebourne Links 27-hole championship golf course and country club being 1.8 of a mile.

Just a short drive away, we find Lakeside shopping centre, offering a great range of shops, bars and restaurants. The local area is also outside of the current extended ULEZ zone and benefits from a great road network, including the M25 and A13 giving access into London.

Equally convenient and just a short drive away, we find three local rail stations (Purfleet, Rainham and Chafford Hundred) offering fast access into the City (Fenchurch Street) and Londons Tube network in under 30 minutes.

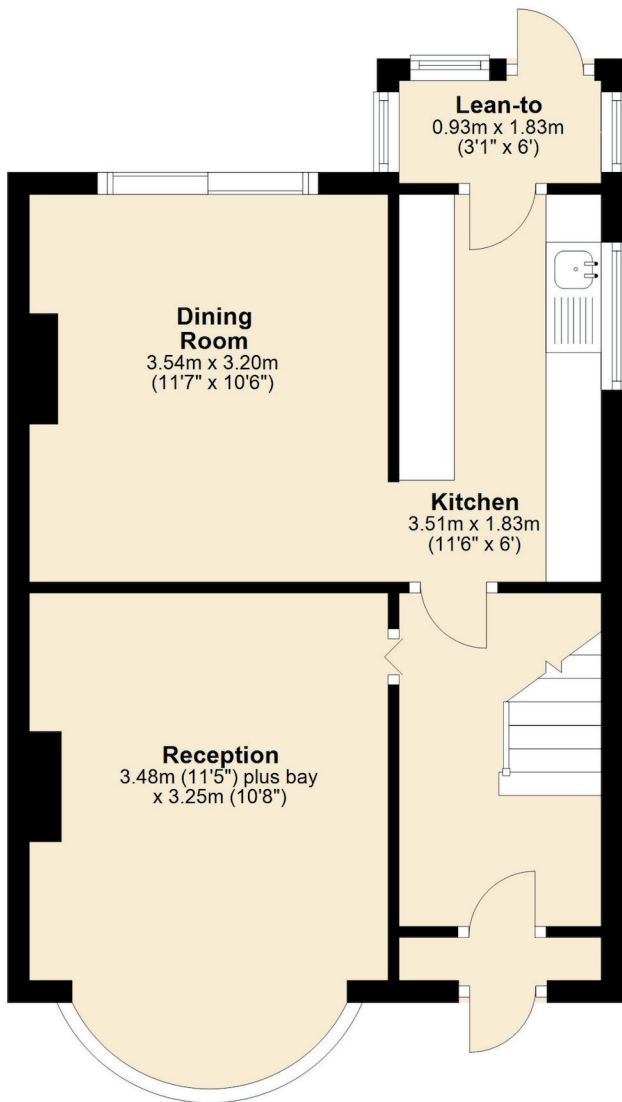


REQUEST A VIEWING - 020 3621 8818

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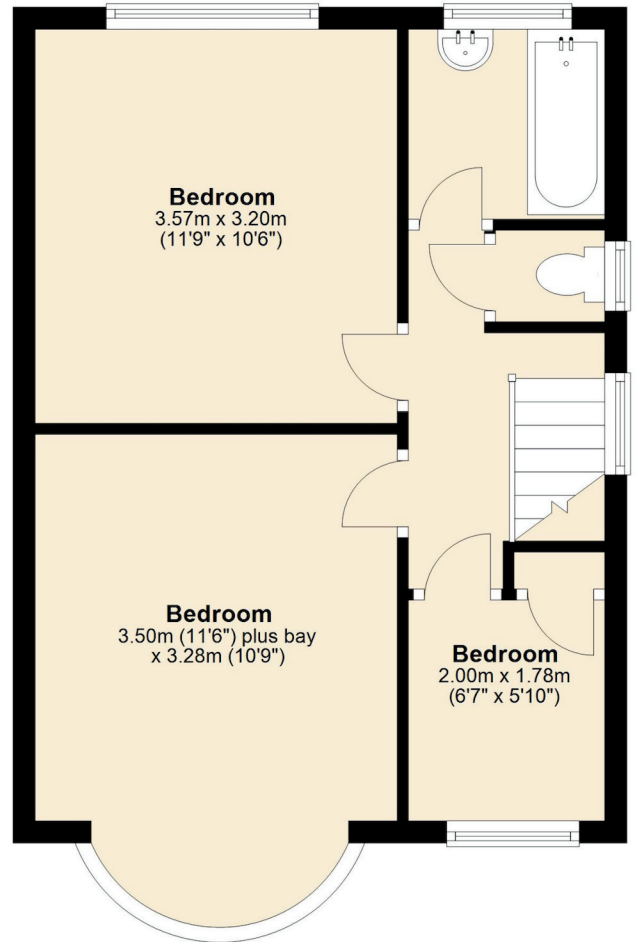
Ground Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 76.4 sq. metres (822.6 sq. feet)

This plan is for guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions reliant upon them.



Disclaimer - Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers.