



## Bredle Way, Aveley

Offers Over £500,000



- No onward chain
- A beautifully presented and fantastic size four bedroom family home
- Undergone extensive refurbishment by the current owner with no expense spared to present the house to a show home standard
- Four bedrooms
- Lovely size lounge with LED ambient lighting
- Stunning kitchen/diner
- Beautiful ground floor wc and modern first floor bathroom
- Stunning en-suite to the master bedroom
- Wonderful landscaped rear garden with artificial grass
- Driveway parking



**Colubrid Estate Agents are delighted to present to the market this beautifully presented and fantastic size four bedroom family home constructed in 2016 with approximately three years NHBC builders warranty remaining and being sold with the added benefit of no onward chain. Since the current owner purchased the property he has carried out extensive refurbishment work with no expense spared to present the house to a show home standard. Accommodation boasts an inviting entrance hallway with feature glass staircase, stunning kitchen/diner, lovely size lounge with LED ambient lighting, beautiful ground floor wc, family bathroom and four good size bedrooms with an exquisite en-suite shower room to the master. Externally the property provides driveway parking, a wonderful size landscaped rear garden with artificial grass and fronts onto greensward with a child's play area nearby. The property is excellently located for A13, A127 and M25 road links. Guide Price £500,000-£600,000**

Impressive entrance hall commences with feature staircase with glass balustrade to first floor accommodation. Storage cupboard. Tiled flooring has underfloor heating fitted.

Access is given to ground floor cloakroom/wc. Low level wc and wash hand basin. Tiling to walls. LED vanity mirror to remain. Tiled flooring.

Beautifully presented kitchen/diner 19'9 x 8'9 offers an array of high gloss wall and base mounted units with matching pan size storage drawers.

Complimentary work surfaces housing sink drainer. Five ringed Millar gas hob, Encased electric oven. Maan extractor hood. Space for other appliances.

Continuation of tiled flooring. Smooth ceiling with LED mood lighting. Storage cupboard.

Family size lounge 17'7 x 12'4 gives access to rear garden via French double glazed doors. Double glazed window. Continuation of tiled flooring. Feature smooth ceiling and LED ambient lighting

First floor landing is home to four well proportioned bedrooms en-suite shower room and family bathroom. Loft access. Storage cupboard.

Main bedroom 15'0 x 10'2 enjoys views over rear garden. Double glazed window.

En-suite comprises shower cubicle, vanity wash hand basin and low level wc. Heated towel rail. Tiling to walls. Tiled flooring. LED vanity mirror to remain. Smooth ceiling with spotlighting.

Bedroom two 11'3 x 8'4 overlooks the front aspect. Fitted wardrobes. Double glazed window.

Bedroom three 14'2 x 7'1 overlooks the rear aspect. Fitted wardrobes. Double glazed window.

Bedroom four 13'8 x 9'8 is located to the front of the property. Double glazed window.

Family bathroom comprises panel bath fitted with shower, vanity wash hand basin and low level wc. Tiling to walls. Tiled flooring. LED vanity mirror to remain.

Externally the property has a low maintenance rear garden. Patio seating area. Shed to remain, outside water tap and side access gate. Remaining garden has artificial lawn.

Driveway parking to front.

Council Tax Band: E

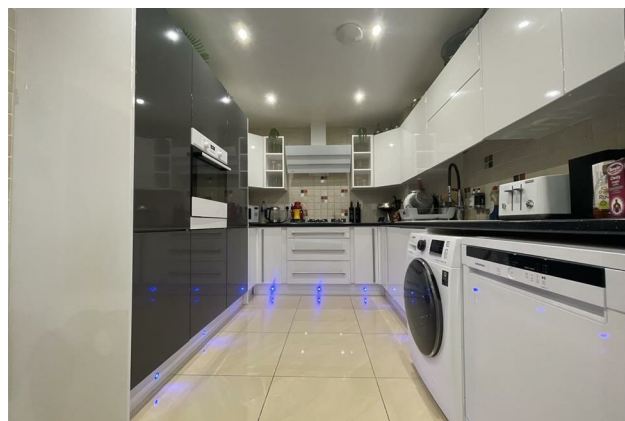
Local Authority: Thurrock

Disclaimer: Council tax is given as a guide only and should be checked and confirmed before exchange of contracts.

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The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

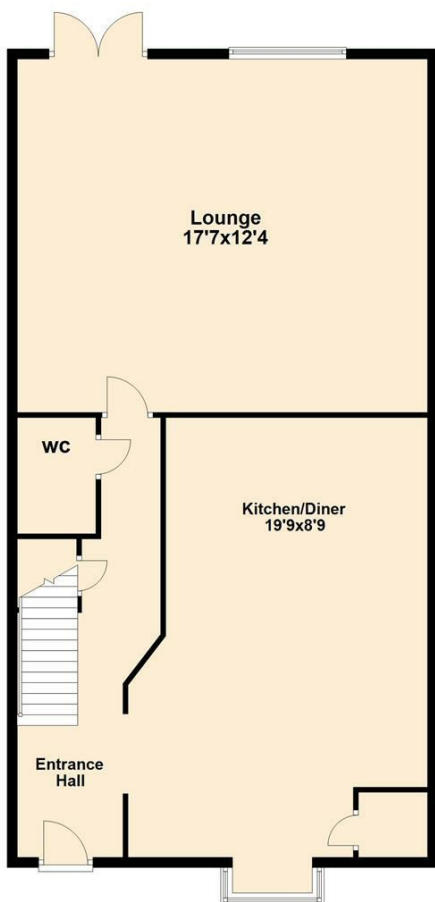


# Local Life

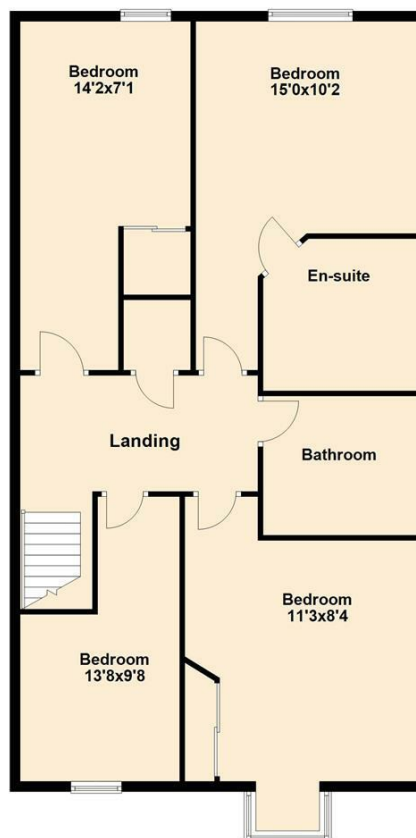
Aveley is a town and former civil parish in the unitary authority of Thurrock in Essex and forms one of the traditional Church of England parishes. Popular residential area, with easy access given to Lakeside Shopping Centre including an array of restaurants, cinemas and leisure centre. A13/M25 road links nearby. Close to Purfleet, Chafford Hundred and South Ockendon railway stations.



Ground Floor



First Floor





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