



Belhouse Avenue, Aveley

Guide Price £360,000



- Well presented two bedroom family home found in sought after residential area
- Modern property built approximately 2019 with 4 years NHBC remaining
- Located on a no through road in a cul-de-sac position
- One allocated parking space and EV charging point to remain
- Close to A13/M25 road links. Rainham station, with direct links to London, alternative travel by TFL bus, with bus stop approximately 3 minutes walk from property
- Accessible to local amenities and schools
- South facing low maintenance rear garden
- Entrance hall, commences with ground floor cloakroom, lounge and kitchen/diner
- Two bedrooms and three piece bathroom found on the 1st floor



GUIDE PRICE £350,000 - £365,000

Positioned in the sought-after residential area of Belhouse Avenue, Aveley, this well-presented two bedroom family home offers a perfect blend of comfort and convenience. Built in 2019, the property benefits from the remaining four years of NHBC warranty, ensuring peace of mind for prospective buyers.

The home is ideally situated with easy access to the M25 and A13 road links, making commuting a breeze. Close to local amenities and schools, providing everything a family could need within close reach.

Entrance hall gives access to ground floor cloakroom, lovely size lounge and modern kitchen/diner. First floor is home to two well proportioned bedrooms and three piece bathroom.

One of the standout features of this property is its south-facing rear garden, which promises plenty of sunlight throughout the day, perfect for outdoor gatherings or simply enjoying a quiet moment in nature. Additionally, the property boasts one allocated parking space, complete with an electric vehicle charging point, catering to modern living needs.

Located in a tranquil cul-de-sac on a no-through road, this home offers a peaceful retreat from the hustle and bustle of everyday life. This property is an excellent opportunity for families seeking a modern, well-located home in a friendly community. Don't miss the chance to make this delightful residence your own.

Entrance hall commences with stairs leading to first floor accommodation. Modern vinyl style flooring. Access is given to ground floor cloakroom/WC.

Lounge 18'8 x 9'6 overlooks the front of the property. Continuation of flooring

Kitchen/diner 12'11 x 8'0 French double glazed doors give access to rear garden. Double glazed window.

Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, oven and extractor hood to remain. Space for other appliances including space for American style fridge/freezer. Continuation of flooring.

First floor landing is home to two bedrooms and three piece family bathroom.

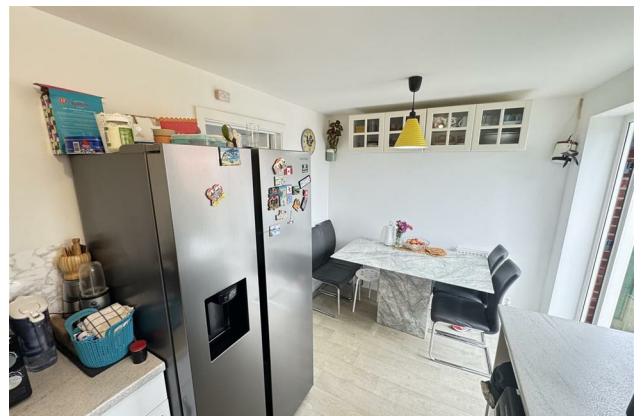
Bedroom one 12'11 x 9'7 two double glazed windows to front. Built in mirror fronted wardrobe. Plus storage cupboard.

Bedroom two 12'11 x 8'0 double glazed window to rear.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has a South facing low maintenance rear garden. Paved, lined with flower bed bordering.

The property also has one allocated parking space with EV charging point to remain.



THE SMALL PRINT:

Council Tax Band: C
Local Authority: Thurrock

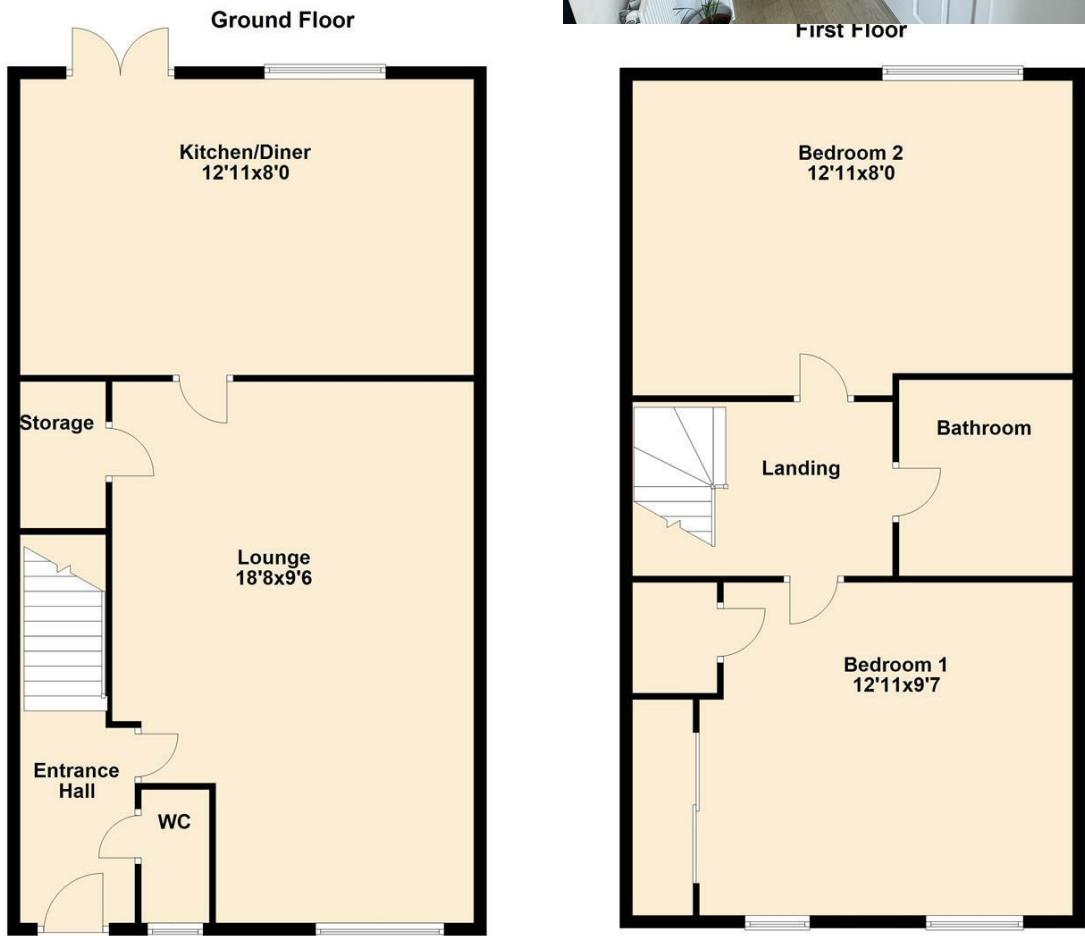
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





Colubrid.co.uk