



## Mill Field Way, Aveley

£475,000



- Impressive three bedroom detached family home constructed in 2019, offering modern design, well-balanced accommodation and approximately three years remaining on the NHBC warranty for added peace of mind
- Generous and welcoming entrance hallway creating an immediate sense of space and flow, ideal for busy family life
- Bright and airy lounge of excellent proportions, enhanced by stylish feature wood panelling, providing a warm yet contemporary living space
- Superb modern kitchen/diner spanning the rear of the property, offering ample storage, extensive work surfaces and plenty of room for dining and entertaining
- Separate utility room keeping laundry and appliances discreetly tucked away, plus a convenient ground floor WC
- Three well-proportioned first floor bedrooms, including a spacious principal suite designed with comfort in mind
- En-suite shower room to the main bedroom alongside a well-appointed family bathroom serving the remaining bedrooms
- Landscaped rear garden featuring an attractive Indian sandstone patio and low-maintenance artificial lawn, ideal for relaxing or hosting
- Versatile outbuilding incorporating a games room or home office space plus a separate storage room, perfect for modern hybrid working
- Driveway providing off-street parking, solar panels for improved energy efficiency, and excellent access to A13 and M25 road links for commuters



**Set within a smart, modern development on Mill Field Way in Aveley, this beautifully presented three bedroom detached family home delivers space, style and practicality in equal measure. Built in 2019 and with approximately three years remaining on the NHBC warranty, it offers contemporary living with valuable peace of mind.**

Step inside and you are welcomed by an inviting entrance hallway that sets the tone for the rest of the home. The lounge is a fantastic size — bright, airy and finished with eye-catching feature wood panelling, creating a space that feels both cosy and design-led. It is the perfect backdrop for family evenings, box-set marathons or entertaining friends.

The wonderful modern kitchen/diner is undoubtedly the heart of the home. Generous in size and beautifully arranged, it offers ample storage, sleek work surfaces and plenty of space for dining and socialising. Whether it is busy weekday breakfasts or relaxed weekend hosting, this space rises to the occasion. A separate utility room keeps the practicalities neatly tucked away, while the ground floor WC adds everyday convenience.

Upstairs, three great size bedrooms provide comfortable accommodation for growing families. The principal bedroom benefits from its own en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the landscaped rear garden has been thoughtfully designed for low maintenance enjoyment, featuring an Indian sandstone patio area and artificial grass — more time relaxing, less time mowing. The impressive outbuilding offers a versatile games room or home office, along with an additional storage room, ideal for modern hybrid working or creating your own retreat. Driveway parking to the front ensures off-street convenience, and solar panels enhance the home's energy efficiency credentials.

Perfectly positioned for easy access to the A13 and M25, this is a home that combines commuter-friendly practicality with the kind of space and style that makes everyday living feel that little bit special.

Aveley is a well-connected and increasingly popular Essex village that blends a strong community feel with superb commuter convenience. Positioned on the edge of open countryside yet within easy reach of key road links including the A13 and M25, it is an ideal spot for those needing straightforward access into London, Thurrock and surrounding areas.

The area offers a selection of local shops, cafés and everyday amenities, while larger retail and leisure facilities can be found nearby at Lakeside Shopping Centre, one of the region's premier shopping destinations. For families, Aveley provides a choice of well-regarded local schools and green open spaces, including the beautiful surroundings of Belhus Woods Country Park, perfect for weekend walks and outdoor activities.

Combining village charm with excellent connectivity and access to extensive shopping and leisure options, Aveley continues to attract families and commuters seeking space, value and lifestyle balance.



## THE SMALL PRINT:

Local Authority: Thurrock  
Council Tax Band: D

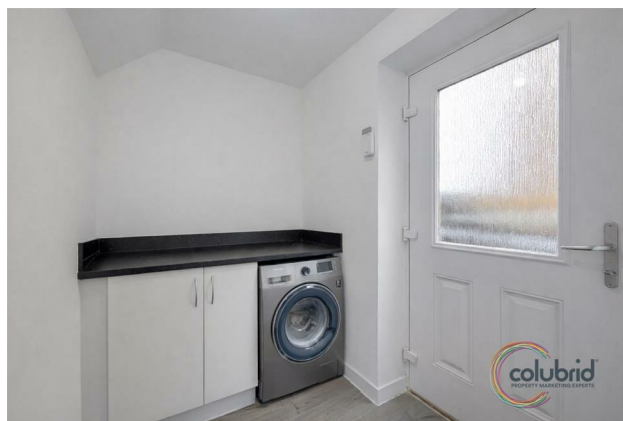
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

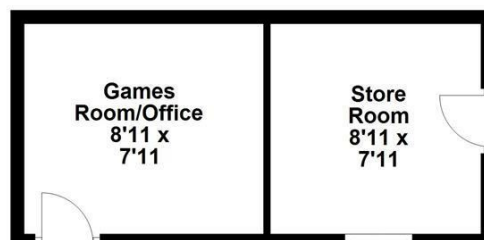
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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

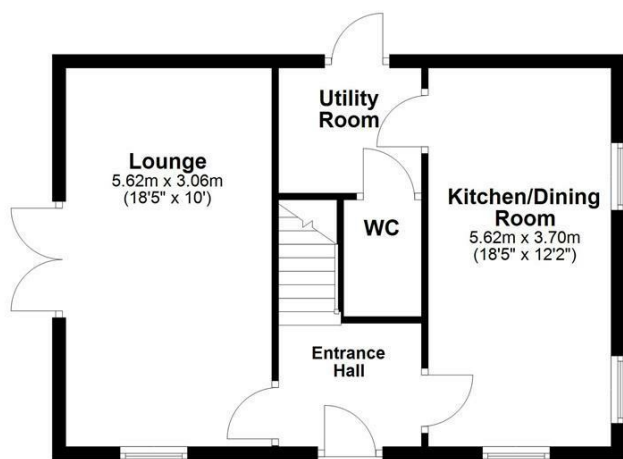
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



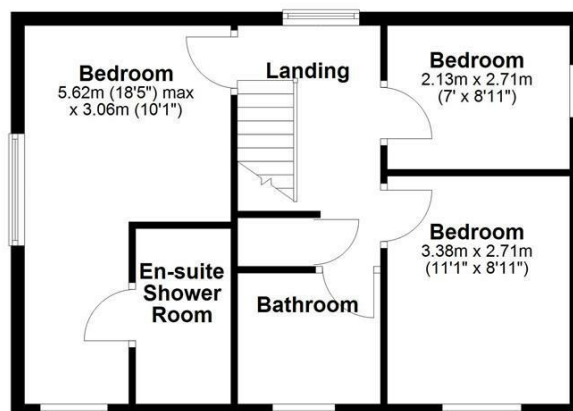
Outbuilding



Ground Floor



First Floor







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