



## Bredle Way, Aveley

Guide Price £475,000



- 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



**\*GUIDE PRICE - £450,000-£500,000\***

**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.**

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 spot lighting.

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.



#### THE SMALL PRINT:

Council Tax Band: E  
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.



