

## CHURCH VIEW

AVELEY | ESSEX | RM15 4LH



**PRICE:- £360,000**

This character style property ideally, located in a quiet a cul-de-sac location has so much to offer, any homebuyer will not be disappointed when they view. The current homeowner has loved this property throughout. Styling it on the outside with a superb modern driveway and landscaped rear garden. Inside is not a disappointment either! With creative décor throughout and modern fitted kitchen and bathrooms, this property is ideal for anyone looking for a quieter and enjoyable pace to life but offers the benefits of being close to local amenities and good commuting links into London and surrounding areas. Email us today at [info@mpestates.co.uk](mailto:info@mpestates.co.uk) to book your accompanied viewing.

-  THREE BEDROOM
-  STYLISH KITCHEN/DINER
-  GROUND FLOOR BATHROOM
-  LANDSCAPED GARDENS
-  BRICK BUILT CONSTRUCTION

-  END TERRACED HOUSE
-  STUDY/BEDROOM 4
-  EN-SUITE TO BEDROOM ONE
-  OFF STREET PARKING
-  DOUBLE GLAZED

## VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/e24d0b1a55ba40e1950ac3b08e783976/>

## WALL-THROUGH VIDEO LINK

<https://player.vimeo.com/video/533046210>

### Hall

13' 3" x 5' 8" (4.03m x 1.72m)

### Family Bathroom

11' 11" x 5' 10" (3.64m x 1.78m)

### Lounge

16' 3" x 10' 11" (4.96m x 3.34m)

### Kitchen/Diner

17' 11" x 11' 3" (5.45m x 3.44m)

### Study/Bedroom 4

8' 3" x 6' 6" (2.51m x 1.97m)

### First Floor Landing

4' 6" x 2' 11" (1.38m x 0.88m)

### Bedroom One

15' 0" x 11' 4" (4.58m x 3.45m)

### En-suite

5' 10" x 5' 1" (1.78m x 1.56m)

### Bedroom Two

11' 1" x 9' 4" (3.39m x 2.85m)

### Bedroom Three

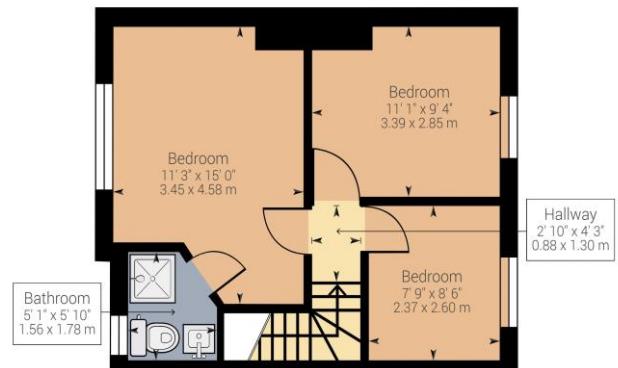
7' 9" x 8' 6" (2.37m x 2.60m)

### AGENTS NOTE



Approximate net internal area: 573.14 ft<sup>2</sup> / 53.25 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 361.79 ft<sup>2</sup> / 33.61 m<sup>2</sup>  
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## **VIEWING BY APPOINTMENT VIA M & P ESTATES**

**Telephone:- 01708 851999**

### **CONVEYANCING**

We can provide you with a Free No Obligation quotation for conveyancing purposes which includes:-

- No sale – no fee
- Fixed inclusive fees
- Client liaison team
- Weekly progress reports to you
- On-line tracking
- SMS instant text updates

### **AGENTS NOTE:**

1. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to M & P Estates not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
2. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
3. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through M & P Estates Limited.

# Energy performance certificate (EPC)

**Property type**

End-terrace house

**Total floor area**

90 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)