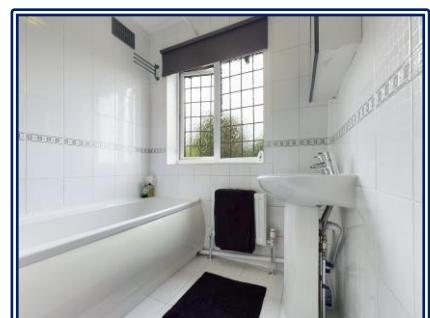
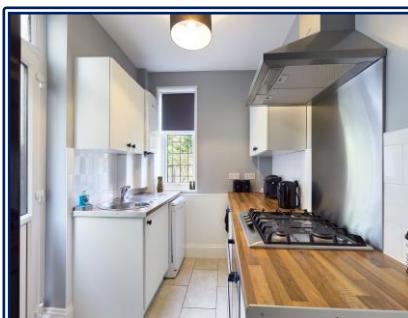


## STIFFORD ROAD

AVELEY | ESSEX | RM15 4BS



PRICE:- GUIDE PRICE £390,000

**\*NO ONWARD CHAIN\*** Don't miss out on this RARE OPPORTUNITY to purchase this \*PRESTIGE\*, \*SEMI DETACHED HOUSE\* in the heart of AVELEY VILLAGE. \*IN SHOWHOME CONDITION\*, this property offers \*THREE BEDROOMS\*, \*TWO RECEPTION ROOMS\*, \*PRIVATE DRIVE WAY\*, \*MATURE REAR GARDEN\*, double glazing throughout with a complete ELECTRICAL RE-WIRE and GAS RADIATOR CENTRAL HEATING installed in 2017. Decorated to a high standard throughout with \*ORIGINAL, PERIOD FEATURES\* Close to all local amenities and schools within the area, with excellent transport links close by including; JUNCTION 30, M25, A13 & A125. Ockendon, Rainham, Purfleet & Upminster C2C Train station lines. PROPERTIES OF THIS CALIBRE DO NOT COME ALONG OFTEN SO CALL US TODAY TO BOOK YOUR PERSONAL VIEWING!

-  THREE BEDROOMS
-  TWO RECEPTION ROOMS
-  MATURE REAR GARDEN
-  PERIOD FEATURES
-  EXCELLENT COMMUNTING LINKS

-  SEMI DETACHED
-  DRIVE WAY
-  SHOW HOME CONDITION
-  NO ONWARD CHAIN
-  COUNCIL TAX BAND 'C'

## VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/5045ef39d377429f89a133f8c91d2f78/>

## WALK-THROUGH VIDEO LINK

<https://player.vimeo.com/video/561326155>

### Entrance

13' 7" x 4' 4" (4.13m x 1.32m)

### Lounge

13' 1" x 10' 8" (3.99m x 3.26m)

### Dining Room

12' 0" x 10' 6" (3.66m x 3.21m)

### First Floor Landing

6' 11" x 2' 9" (2.10m x 0.84m)

### Bedroom One

11' 6" x 8' 3" (3.51m x 2.52m)

### Bedroom Two

10' 6" x 9' 7" (3.21m x 2.92m)

### Bedroom Three

7' 1" x 6' 8" (2.17m x 2.02m)

### Family Bathroom

5' 5" x 603' 8" (1.65m x 184m)

### WC

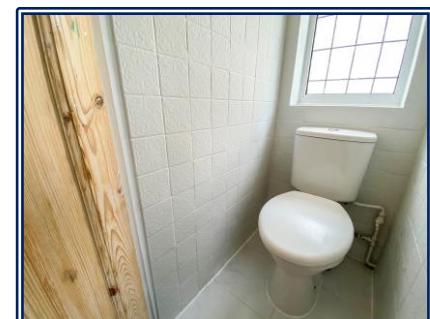
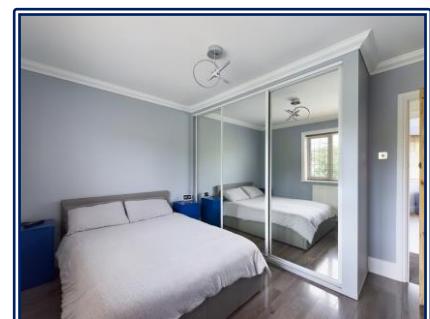
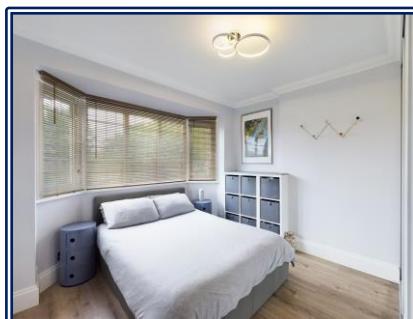
6' 1" x 2' 5" (1.85m x 0.73m)



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale and are for general indicative purposes only.

GIRAFFE360



**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.

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# Energy performance certificate (EPC)

17 STIFFORD ROAD  
AVELEY  
SOUTH OCKENDON  
RM15 4BS

Energy rating

D

Valid until

14 June 2031

Certificate number

9950-1009-9206-4979-0204

### Property type

Semi-detached house

### Total floor area

78 square metres

### Rules on letting this property

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