



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

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 COMMUTING 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 6' 8" (1.65m x 2.03m)

WC

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



Approximate total area⁽¹⁾
406.49 ft²
37.76 m²

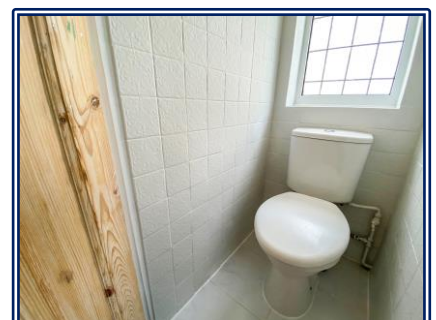
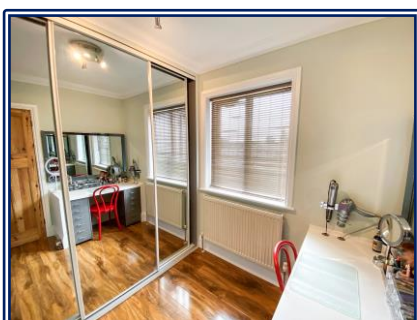
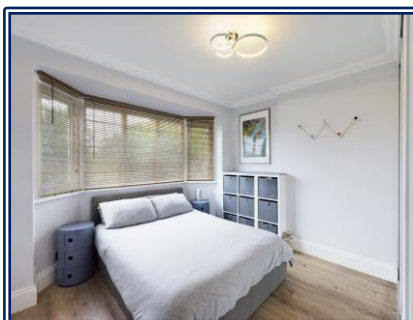


Approximate total area⁽¹⁾
399.35 ft²
37.10 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for guidance purposes only.

GIFFATE 360



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.