



# M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

## FIELD ROAD

AVELEY | ESSEX | RM15 4AL



**PRICE:- GUIDE PRICE £395,000**

This house has the WOW FACTOR! Beautifully presented three-bedroom semi-detached home situated in a sort after location of AVELEY VILLAGE, providing easy access to local amenities, schools, shops, and transport links, JUNCTION 30, M25, A13 & A127. Decorated to a high standard throughout, offering a modern fitted kitchen, family bathroom, utility room, two reception rooms, en-suite to bedroom one, block paved frontage, landscaped rear garden with a purpose-built cabin at rear being sold with the benefit of a NO ONWARD CHAIN. The new owners of this property will not be disappointed to what this home has to offer. Please call our experienced team today to make a viewing. We look forward to helping you move.



**THREE BEDROOM**



**OFF STREET PARKING**



**MODERN KITCHEN**



**MODERN BATHROOM**



**LANDSCAPED REAR GARDEN**



**SEMI-DETACHED**



**TWO RECEPTION ROOMS**



**UTILITY ROOM**



**EN-SUITE TO BEDROOM ONE**



**PURPOSE BUILT CABIN**



**SHOW HOME CONDITION**



**NO ONWARD CHAIN**

Accommodation comprises:-

### VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/c64281e3d1514c8ca535be0e55914362/>

### WALK-THROUGH VIDEO LINK

<https://player.vimeo.com/video/637819830>

#### Entrance Porch

6' 2" x 4' 0" (1.87m x 1.22m)

#### Hall

13' 11" x 2' 11" (4.23m x 0.89m)

#### Lounge

16' 1" x 11' 9" (4.89m x 3.57m)

#### Dining Room

12' 6" x 11' 1" (3.80m x 3.37m)

#### Kitchen

9' 7" x 7' 4" (2.91m x 2.23m)

#### Family Bathroom

9' 0" x 5' 7" (2.75m x 1.70m)

#### First Floor Landing

5' 10" x 2' 9" (1.78m x 0.85m)

#### Bedroom One

13' 10" x 10' 5" (4.21m x 3.17m)

#### En-suite

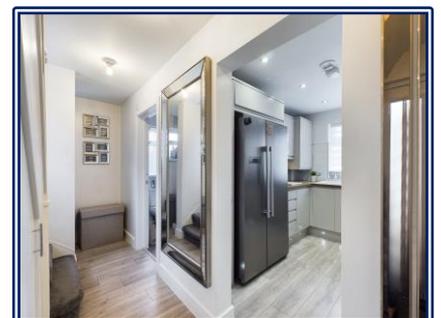
2' 10" x 2' 9" (0.87m x 0.85m)

#### Bedroom Two

11' 7" x 9' 4" (3.54m x 2.85m)

#### Bedroom Three

7' 11" x 7' 7" (2.41m x 2.31m)





## **VIEWING BY APPOINTMENT VIA M & P ESTATES** **Telephone:- 01708 851999**

### **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)

9, Field Road  
Aveley  
SOUTH OCKENDON  
RM15 4AL

Energy rating

**F**

Valid until: **22 February 2026**

Certificate number: **8216-7722-4380-9207-4926**

Property type

Semi-detached house

Total floor area

90 square metres

### Rules on letting this property



## You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

### Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33   F	
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60