



Kempsters
ESTATE AGENTS

88 Love Lane
Aveley RM15 4HU

3 2 1

Asking price
£365,000

This lovely three bedroomed link detached house is situated in a nice convenient location within easy reach of local shops, schools, A13/M25 road links and a choice of train stations. Features include a bright triple aspect lounge, fitted kitchen/breakfast room, ground floor cloakroom, en suite to bedroom one, stylish bathroom, unoverlooked rear garden plus garage and parking.



- Triple aspect lounge 15'10 x 10'7<12'4
- Fitted kitchen/breakfast room overlooking the garden 15'9 x 9'4
- Ground floor cloakroom
- Bedroom one 11'11 x 10'11 (into wardrobes)
- En suite shower room
- Bedroom two 9'1 x 8'9<10'10
- Bedroom three 10'11 x 6'6
- Stylish bathroom
- Unoverlooked rear garden 36' x 31'
- Garage and driveway providing off road parking

ENTRANCE HALL

Coved and smooth plastered ceiling with inset spotlights, access to first floor, built-in cloaks cupboard, radiator, power points, tiled floor.

GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, extractor fan, suite comprising wash hand basin and low flush wc, radiator, tiled floor.

LOUNGE

15'10 x 10'8<12'4 (4.57m'3.05m x 3.05m'2.44m<3.66m'1.22m)

Double glazed bay window to side, double glazed windows to front and rear, coved and smooth plastered ceiling, built-in under stairs storage cupboard, two radiators, power points, fitted carpet.

KITCHEN/BREAKFAST ROOM

15'9 x 9'4 (4.57m'2.74m x 2.74m'1.22m)

Double glazed windows to front and side, double glazed French doors lead to garden, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer, dishwasher and washing machine, part tiling to three walls, radiator, power points, tiled floor.

FIRST FLOOR LANDING

Coved and smooth plastered ceiling, access to loft space, built-in airing cupboard, fitted carpet.

BEDROOM ONE

11'11 x 10'11 (into wardrobes) (3.35m'3.35m x 3.05m'3.35m (into wardrobes))

Double glazed window to front, coved and smooth plastered ceiling, built-in double wardrobe, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, shaver point, full tiling to shower cubicle, two further walls partly tiled, radiator, tiled floor.

BEDROOM TWO

9'1 x 8'9<10'10 (2.74m'0.30m x 2.44m'2.74m<3.05m'3.05m)

Double glazed windows to front and side, coved and smooth plastered ceiling, radiator, power points, fitted carpet.



BEDROOM THREE

10'11 x 6'6 (3.05m'3.35m x 1.83m'1.83m)

Double glazed window to side, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush wc, tiling to bath area, shaver point, radiator, tiled floor.

REAR GARDEN

36' x 31' (10.97m' x 9.45m')

Beautifully maintained and unoverlooked rear garden with small patio area, decking area with pergola, further raised decking area, large summer house with power and light, lawn area and vegetable/shrub beds, outside tap, wall surround. Personal door to:

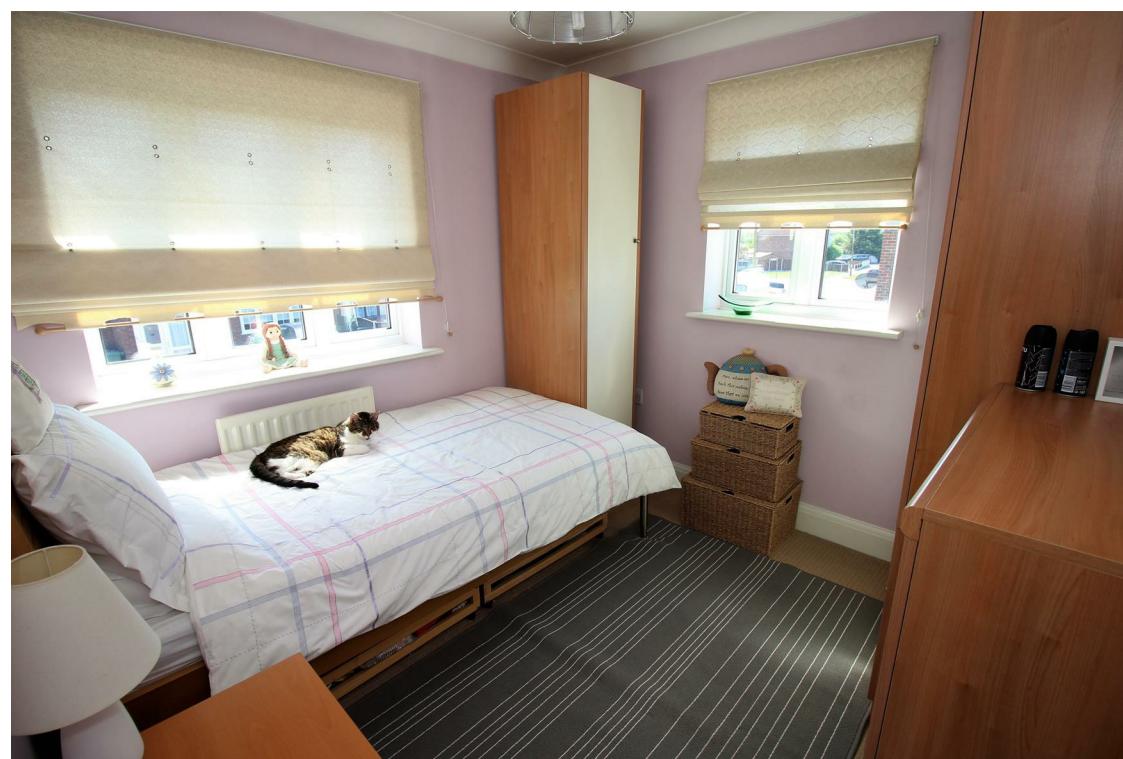
GARAGE

With power and light. Driveway providing off road parking in front.

FRONT AND SIDE GARDEN

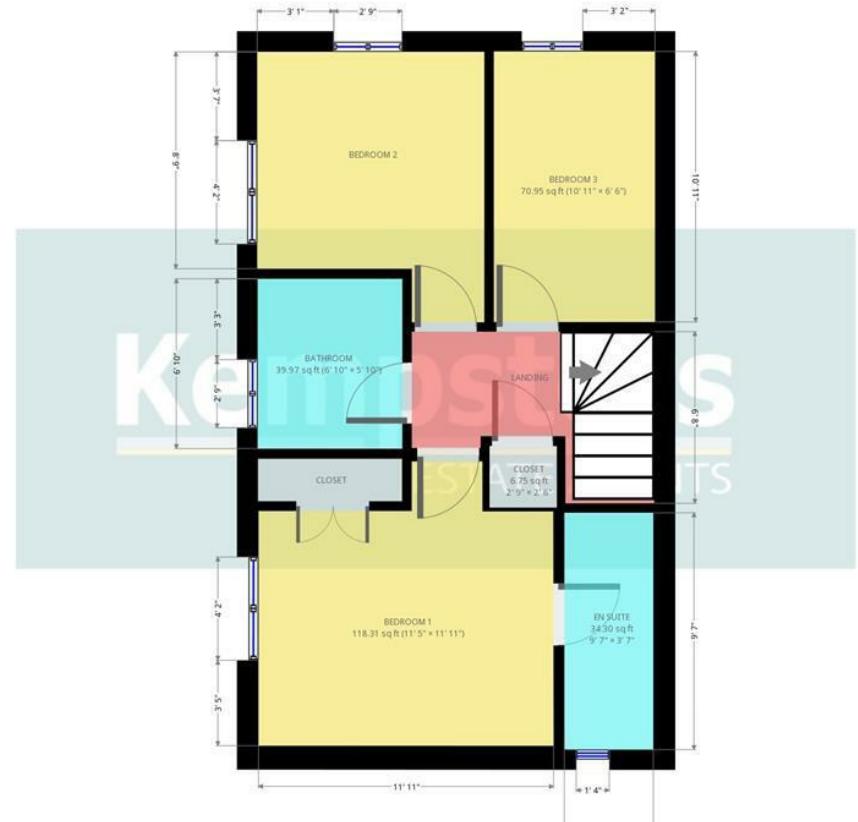
With decorative stone and shrubs.











Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate ...

Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are approximate.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy,

Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown.

Kempster's Estate Agents Ltd take no responsibility
No appliances or main services have been checked

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

Energy Efficiency Rating	Current		Potential		Environmental Impact (CO ₂) Rating
	Curve	Point	Curve	Point	
Very energy efficient - lowest running costs					
B2 plus A	A				
(B1-91)	B				
(B9-40)	C				
(B5-40)	D				
(B9-54)	E				
(B1-39)	F				
(B1-26)	G				
Not energy efficient - higher running costs					
England & Wales	EU Directive	2002/91/EC	England & Wales	EU Directive	2002/91/EC