

# AYLESFORD AVENUE,

## £480,000



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A very well presented extended four bedroom family home located within easy access to Langley Secondary Schools, Marian Vian Primary Secondary, Eden Park Train Station and Elmers End Train Station with local amenities only a short distance.

The entrance hall comprises of a lounge, extended dining room with a modern fitted kitchen and utility room.

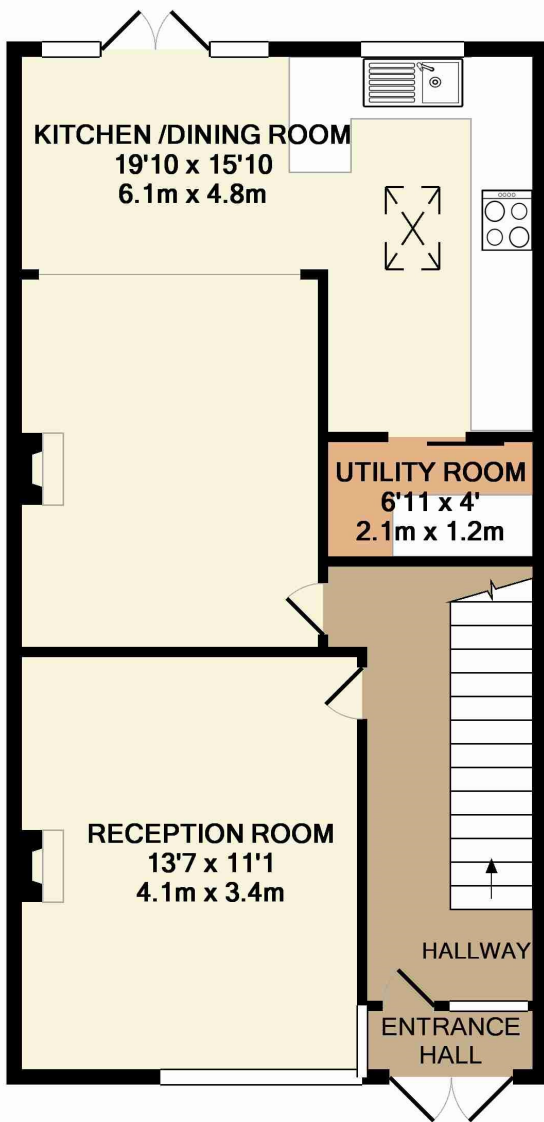
The first floor comprises of three bedrooms and a family bathroom with a three piece suite.

The second floor comprises of a double bedroom and a shower room.

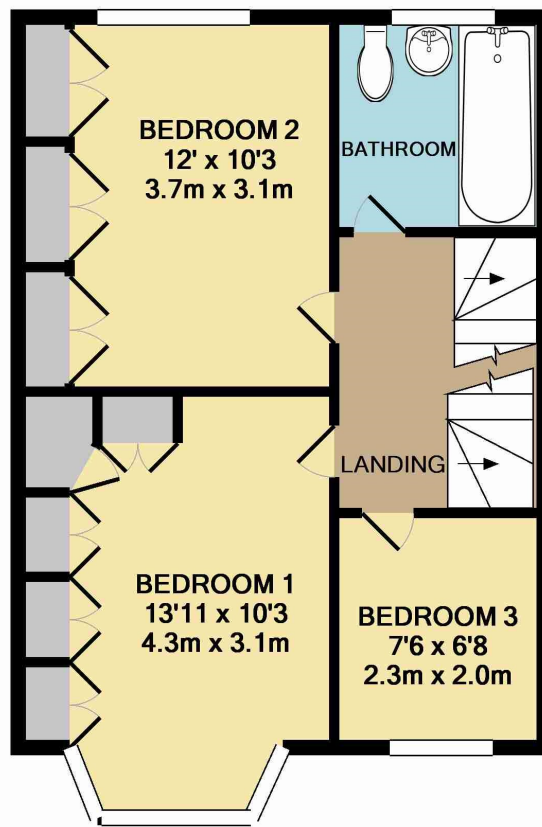
The property also benefits from off street parking for two cars, a rear garden newly laid decking and artificial grass with an extra-large alarmed garage at the rear.



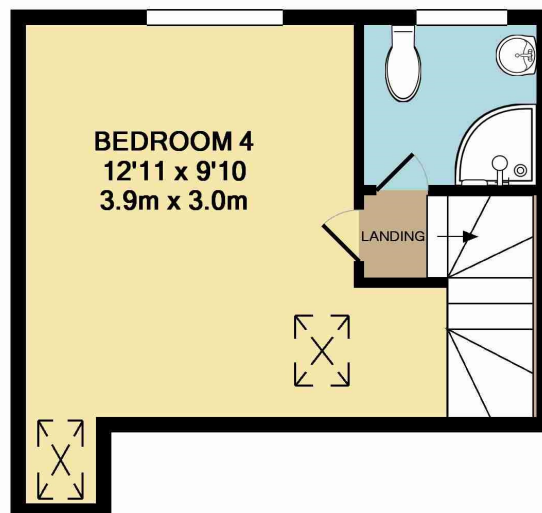




GROUND FLOOR



1ST FLOOR



LOFT ROOM

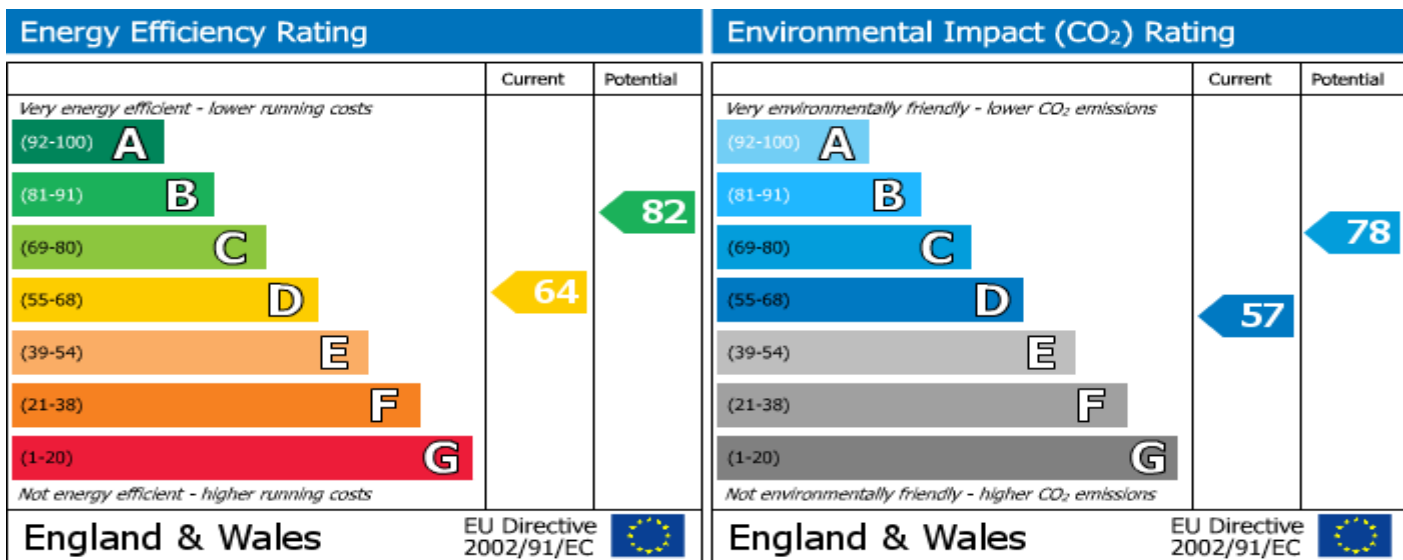
TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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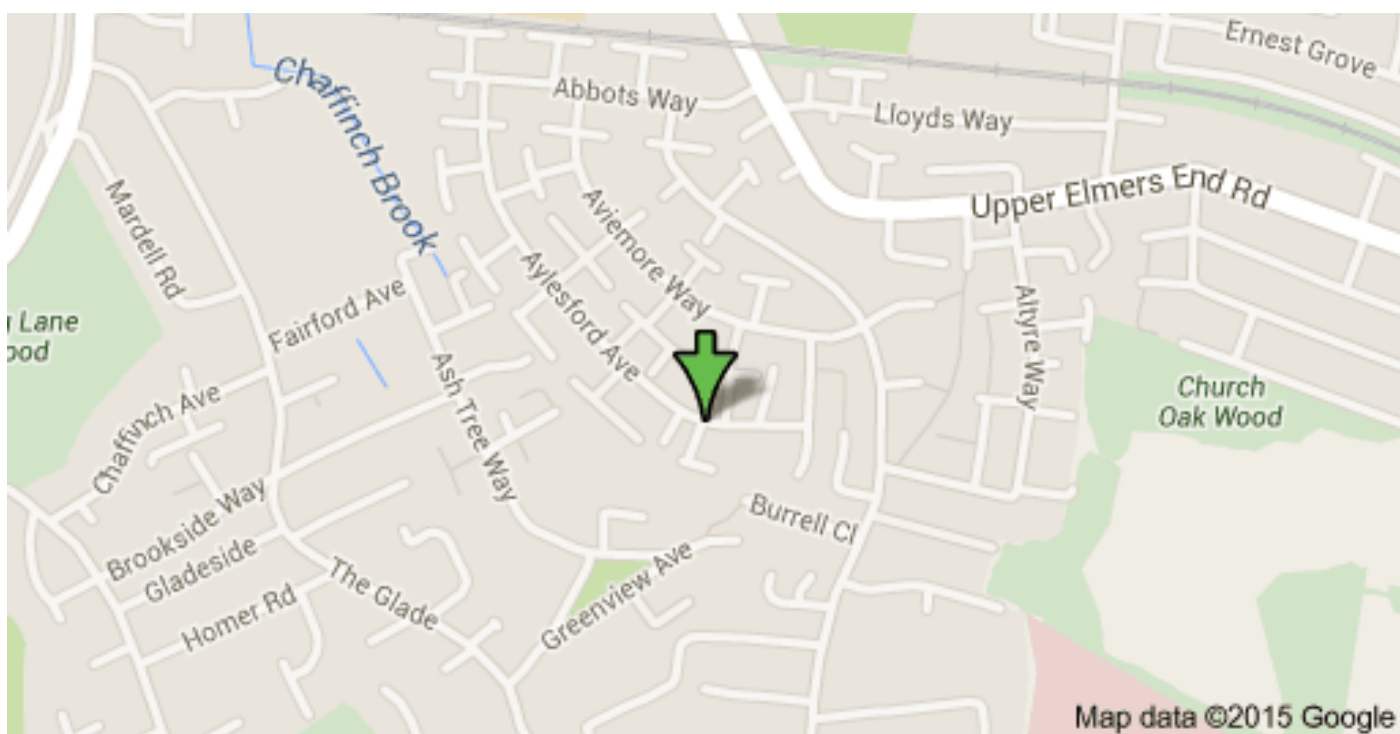
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



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