



AVELEY

GUIDE PRICE £500,000 - £525,000

ESTABLISHED 1894  
Hilbery  
Chaplin



## The Property

Guide Price £500,000-£525,000

Originally built as a three-bedroom semi-detached property, the home has been thoughtfully extended to both the ground and first floors by the current owners, creating a flexible 4/5-bedroom layout ideally suited to modern family living.

The accommodation begins with a welcoming reception hall leading to a front reception room, currently utilised as a bedroom and benefiting from its own en-suite facilities. There is also a convenient ground floor cloakroom/WC. The heart of the home is the impressive, fitted kitchen/family room, featuring a contemporary range of units and bi-folding doors that open onto the rear garden, creating an excellent space for both everyday living and entertaining.

To the first floor are four well-proportioned bedrooms together with a stylish, contemporary family bathroom.

Externally, the established rear garden measures approximately 60' and provides a pleasant outdoor space with an attractive patio area, ideal for al fresco dining and relaxation.

Further benefits include gas central heating and extensive double glazing throughout.

E.P.C. rating tba

Council Tax Band C

**FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01708 457916**

## *5 Bedroom Semi Detached Family Home*



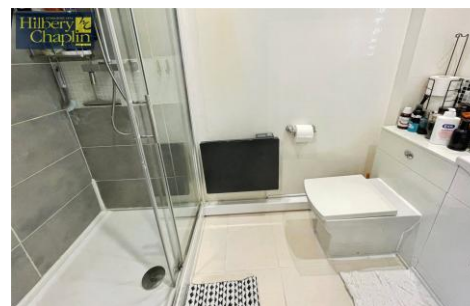
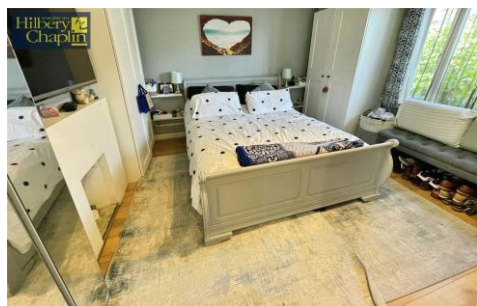
## Location

Eastern Avenue is conveniently situated within the popular village of Aveley, offering an excellent balance of residential living and accessibility. The property is ideally placed for families, commuters and those seeking easy access to a wide range of local amenities.

A variety of shops, supermarkets, cafés and everyday conveniences can be found within Aveley itself, whilst the nearby towns of Grays and Lakeside provide an extensive selection of retail, leisure and dining facilities, including the renowned Lakeside Shopping Centre.

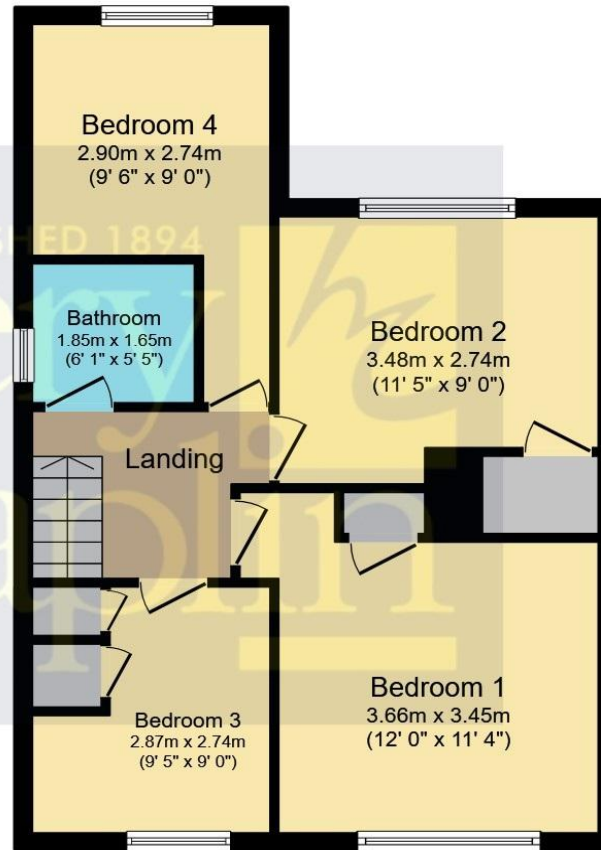
For families, the area benefits from a number of well-regarded primary and secondary schools, together with parks and recreational facilities. Nature lovers will appreciate the property's proximity to Belhus Woods Country Park, offering acres of woodland, lakes and walking trails, and the nearby Rainham Marshes nature reserve, which provides a unique haven for wildlife and outdoor pursuits.

The location is particularly attractive to commuters, with excellent road connections via the A13, M25 and Dartford Crossing, providing straightforward access to London, Essex and Kent. Mainline rail services are available from nearby Ockendon railway station and Chafford Hundred railway station, offering regular services into central London. The area is also well served by local bus routes connecting surrounding towns and transport hubs.



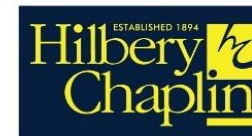


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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Tel: 01708 457916  
[hornchurch@hilberychaplin.co.uk](mailto:hornchurch@hilberychaplin.co.uk)