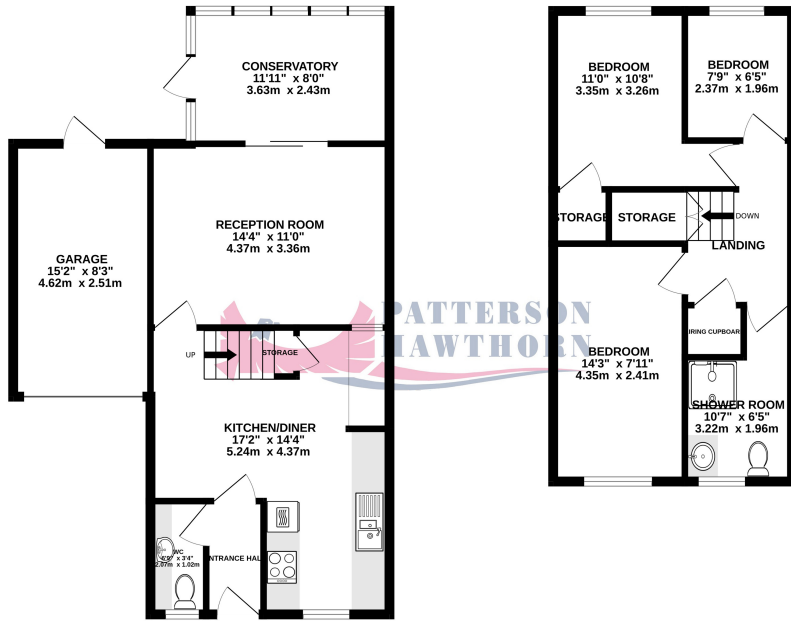


GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



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Water Lane, Purfleet-on-Thames

£375,000

- THREE BEDROOM SEMI DETACHED HOUSE
- GOOD CONDITION & WELL PRESENTED THROUGHOUT
- RE-FITTED KITCHEN & BATHROOM
- TWO RECEPTIONS & CONSERVATORY
- GROUND FLOOR WC
- 15' ATTACHED GARAGE
- BEAUTIFULLY MAINTAINED 40' REAR GARDEN
- OFF STREET PARKING
- WITHIN A MILE OF PURFLEET C2C STATION



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GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Tiled flooring.

Ground Floor WC

1.98m x 1.01m (6' 6" x 3' 4") Obscure double glazed windows to front, low-level flush WC, hand wash basin with tiled splash back, tiled flooring.

Dining Room

4.36m x 3.17m (14' 4" x 10' 5") Two storage heaters, under storage cupboard, space for American style fridge freezer, tiled flooring, stairs to first floor, open hatch into lounge.

Kitchen

3.31m x 2.29m (10' 10" x 7' 6") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler style sink and drainer with mixer tap, integrated oven, integrated microwave, four ring electric hob, space and plumbing for washing machine, tiled splash backs, tiled flooring.

Lounge

4.37m x 3.35m (14' 4" x 11' 0") Electric storage heater, fitted carpet, uPVC framed double glazed sliding door to rear opening into:



Conservatory

6.4m x 4.2m (21' 0" x 13' 9") Double glazed windows throughout, corrugated plastic roof, laminate flooring, uPVC framed double glazed single door to side opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, built in storage cupboard housing water tank, built in over-stairs storage cupboard, fitted carpet.

Bedroom One

4.26m x 2.44m (14' 0" x 8' 0") Double glazed windows to front, fitted wardrobes and over-bed units, built-in storage cupboard, fitted carpet.

Bedroom Two

3.26m x 2.41m (10' 8" x 7' 11") Double glazed windows to rear, electric heater, built-in storage cupboard, fitted carpet.

Bedroom Three

2.37m x 1.87m (7' 9" x 6' 2") Double glazed windows to rear, fitted carpet.

Bathroom

3.23m > 2.27m (10' 7" > 7' 5") x 1.8m (5' 11") Obscure double glazed windows to front, low level flush WC, hand wash basin set on base units, rainfall shower cubicle, heated towel rail, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 40' Part paved and part laid to lawn, raised brick flowerbed borders.

Attached Garage

4.61m x 2.51m (15' 1" x 8' 3") Metal up and over door to front, hardwood door to rear, power, lighting & loft space.

Front Exterior

Laid to lawn front garden, hard standing driveway in front of garage giving off street parking.