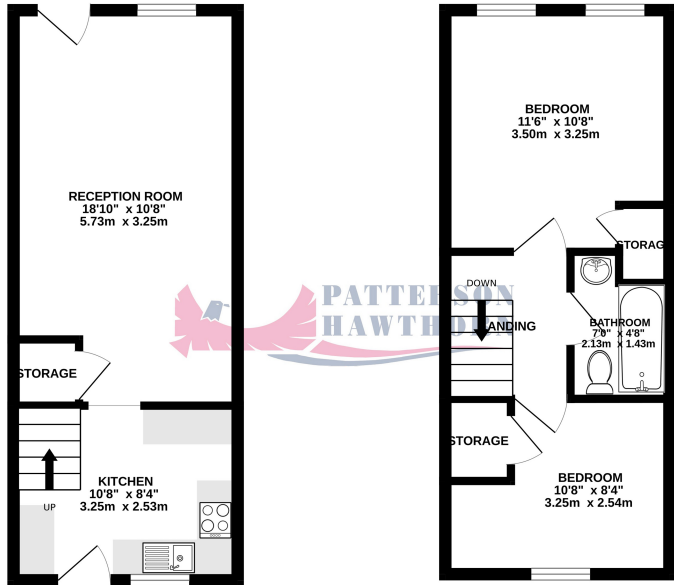


GROUND FLOOR
289 sq.ft. (26.8 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA - 574 sq.ft. (53.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, considerable time, measurements of doors, windows, screens 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. Made with iHome3D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.



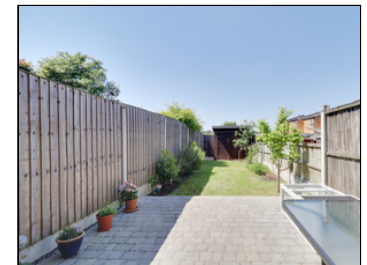
01708 400 400

Ockendon@pattersonhawthorn.co.uk



Fanns Rise, Purfleet-on-Thames £300,000

- TWO BEDROOM TERRACED HOUSE
- VERY HIGH SPECIFICATION THROUGHOUT
- IMMACULATELY MAINTAINED & PRESENTED
- MODERN, CONTEMPORARY INTERIOR DESIGN
- 18' RECEPTION ROOM
- GRANITE WORKTOPS TO KITCHEN
- BUILT-IN STORAGE TO BOTH BEDROOMS
- ROCKWOOL INSULATED LOFT



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Kitchen

3.23m x 2.53m (10' 7" x 8' 4") Double glazed windows to front, a range of integrated handled matching wall and base units, granite works surfaces, inset sink and drainer with mixer tap, integrated oven, induction hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, granite splash backs, tiled flooring, stairs to first floor.

Reception Room

5.74m x 3.25m (18' 10" x 10' 8") Double glazed windows to rear, under stairs storage cupboard, electric radiator, fitted carpet, uPVC framed obscure double glazed door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded, Rockwool insulated loft., electric radiator, fitted carpet.



Bedroom One

3.5m x 3.24m (11' 6" x 10' 8") Double glazed windows to rear, built-in storage cupboard, laminate flooring.

Bedroom Two

3.26m x 2.54m (10' 8" x 8' 4") Double glazed windows to front, electric radiator, built-in storage cupboard, fitted carpet.



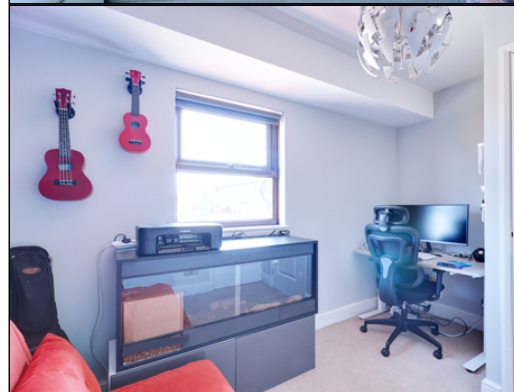
Bathroom

2.14m x 1.44m (7' 0" x 4' 9") Low level flush WC, panelled bath, shower, hand wash basin, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 48' Immediate patio, remainder laid to lawn with flowerbed borders, timber shed to rear, access to rear via timber gate. Car access to rear via Fanns Rise, off street parking to rear.



Front Exterior

Fully paved giving off street parking.

