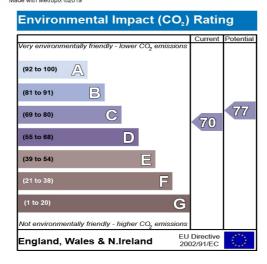


GROUND FLOOR APPROX. FLOOR AREA 486 SQ.FT. (45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.3 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 Made with Metropix ©2019

Energy Efficiency Rating Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (1 to 20) G Not energy efficient - higher running costs England, Wales & N.Ireland 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 repsentation 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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Linnet Way, Purfleet £325,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- THREE RECEPTION ROOMS
- POTENTIAL FOURTH BEDROOM
- OFF STREET PARKING
- WELL MAINTAINED THROUGHOUT
- QUIET CUL-DE-SAC
- APPROX 0.3 MILES TO STATION







GROUND FLOOR

Front Entrance

Via uPVC door into storm porch, double glazed window to front and side.

Dining Room

3.25m x 2.77m Double glazed windows to front, wood grain effect laminate flooring.

Kitchen

 $3.31 \, \mathrm{m} \times 1.91 \, \mathrm{m}$ (10' 10" x 6' 3") Double glazed windows to rear, range of matching wall and base units with integrated handles, laminate work surfaces, space and plumbing for washing machine and dishwasher, tiled splash backs, tiled flooring.

Lounge

4.48m x 3.05m (14' 8" x 10' 0") French doors to rear, radiator, wood grain effect laminate flooring, stairs to first floor.

Reception Room Three / Potential Fourth Bedroom

4.8m x 2.36m (15' 9" x 7' 9") Double glazed windows to front, built in storage cupboards, laminate flooring.



FIRST FLOOR

Landing

Fitted carpet.

Bedroom One

3.49m x 3.24m (11' 5" x 10' 8") Double glazed windows to rear, fitted carpet.

Bedroom Two

3.37m x 2.96m (11' 1" x 9' 9") Double glazed windows to front, fitted carpet.

Bedroom Three

 $2.25m \times 2.15m (7' 5" \times 7' 1")$ Double glazed windows to front, fitted carpet.

Bathroom

Double glazed windows to rear, panelled bath with shower, low level flush WC, hand wash basin, tiled walls, tiled flooring.

EXTERIOR

Rear Garden (Unmeasured)

Landscaped and multi-tiered.

Front Exterior

Fully paved for off street parking.