

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


1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.2 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  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	70	76
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## 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**

3.31m x 1.91m (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 x 2.15m (7' 5" x 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.