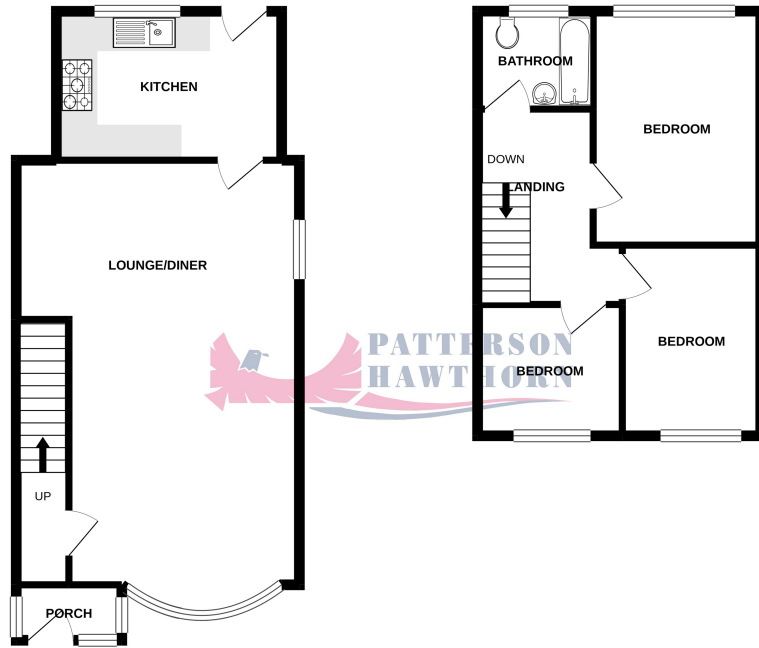


GROUND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MetreX 10/2020



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		86
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	61	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		83
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	55	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**London Road, Purfleet**  
**£290,000**

- THREE BEDROOMS END OF TERRACE HOUSE
- EXTENDED TO REAR
- 23' DOUBLE RECEPTION ROOM
- RE-FITTED KITCHEN
- GARAGE TO REAR & OFF STREET PARKING TO FRONT
- EASY ACCESS TO A13 & M25
- APPROX 0.7 MILES TO PURFLEET C2C STATION
- NO ONWARD CHAIN



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door into porch, double glazed windows both sides and front, tiled flooring, second front entrance via uPVC door opening into:

### **Ground floor Hallway**

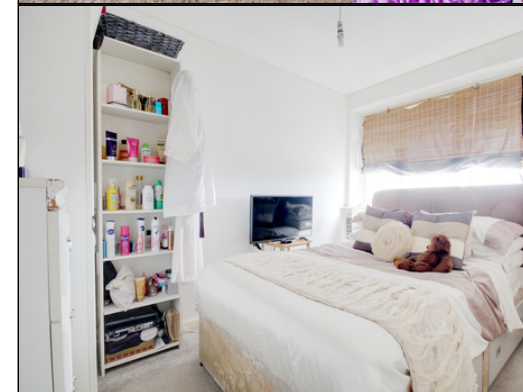
Radiator, fitted carpet, stairs to first floor.

### **Lounge/Diner**

7.13m x 4.75m (23' 5" x 15' 7") >3.88m (12' 9"). Double glazed bay window to front, radiator to front, radiator to rear side, opaque double glazed window to rear side, under-stairs storage cupboard, fitted carpet.

### **Kitchen**

3.79m x 2.51m (12' 5" x 8' 3"). Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, space and plumbing for washing machine, space and plumbing for dishwasher, five ring gas hob, extractor hood, space for freestanding fridge freezer, tiled splash backs, tile effect vinyl flooring, uPVC door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

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

### **Bedroom One**

3.94m x 2.76m (12' 11" x 9' 1"). Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

3.1m x 2.33m (10' 2" x 7' 8"). Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Three**

2.39m x 2.15m (7' 10" x 7' 1"). Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

1.95m x 1.66m (6' 5" x 5' 5"). Opaque double glazed windows to rear, low level flush WC, paneled bath with shower, hand wash basin, chrome towel radiator, part tiled walls, fitted carpet.

## **EXTERIOR**

### **Rear Garden**

(Unmeasured) Part hard standing and part paved, access to rear via timber gate.

### **Front Exterior**

Hard standing giving off street parking for multiple vehicles.