


Whilst 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 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 ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>68</b>
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Quarry Mews, Purfleet-on-Thames

Offers Over £375,000

- LARGER THAN AVERAGE 2/3 BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTIONS & CONSERVATORY
- RE-FITTED KITCHEN
- MODERN CONTEMPORARY INTERIOR DESIGN
- GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR BATHROOM



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.

See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)



## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Hallway**

Opaque double glazed windows to front, hardwood flooring.

### **Reception Room / Dining Room**

4.38m x 3.18m (14' 4" x 10' 5") Inset spotlights to ceiling, double glazed windows to front, electric storage heater, two radiators, hardwood flooring, air-conditioning unit, under stairs storage cupboard, stairs to first floor, hardwood framed double doors to rear opening into:

### **Conservatory**

3.65m x 3.36m (12' 0" x 11' 0") Double glazed windows throughout, electric storage heater, hardwood flooring, uPVC framed double doors to side opening to rear garden.

### **Kitchen**

3.39m x 1.96m (11' 1" x 6' 5") Modern downlights to ceiling, double glazed windows to rear, a range of matte dark grey integrated handled matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven with four ring induction hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, laminate splash backs, tiled flooring.

### **Reception Room**

4.39m x 3.27m (14' 5" x 10' 9") Double glazed windows to front and rear, two radiators, laminate flooring, uPVC framed double doors to rear opening to rear garden.



### **Ground Floor Shower Room**

2.12m x 1.82m (6' 11" x 6' 0") Inset spotlights to ceiling, floating WC, hand wash basin and work surface over a range of base units, shower cubicle, part tiled walls, chrome hand towel radiator, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, inset spotlights to ceiling, airing cupboard housing water tank, laminate flooring.

### **Bedroom One**

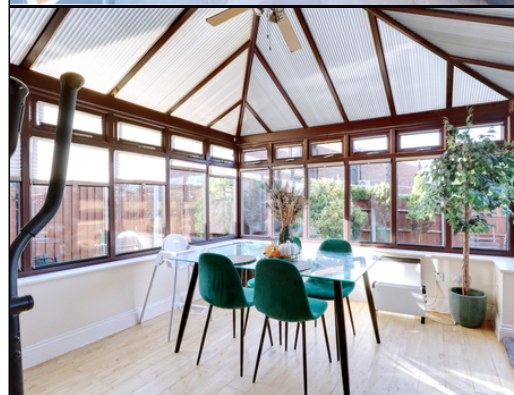
3.26m x 2.44m (10' 8" x 8' 0") Double glazed windows to front, radiator, built-in storage cupboard, laminate flooring.

### **Bedroom Two**

4.3m x 2.44m (14' 1" x 8' 0") Double glazed windows to front, inset spotlights to ceiling, fitted wardrobe, radiator, laminate flooring.

### **Bedroom Three**

2.36m x 1.77m (7' 9" x 5' 10") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes and drawer unit, laminate flooring.



### **Bathroom**

2.29m x 1.81m (7' 6" x 5' 11") Inset spotlights to ceiling, loft hatch to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, bath, shower, chrome hand towel radiator, part tiled walls, laminate flooring.

## **EXTERIOR**

### **Rear Garden (Irregular shaped)**

Approximately 24' x 21' Immediate raised decking area (from conservatory), remainder part laid to lawn and part paved, access to rear via double metal gates.

### **Garage in Block**

Power and lighting.

### **Front Exterior**

Hard standing driveway to front giving off street parking.

