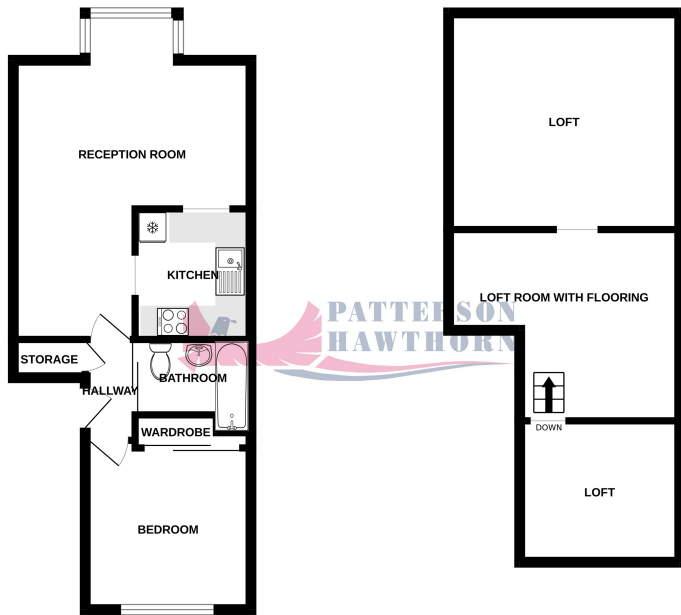


GROUND FLOOR  
351 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA - 680 sq.ft. (63.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, wall thicknesses, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreps (2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	80
(55-68)	<b>D</b>		
(39-54)	<b>E</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	

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



## Vexil Close, Purfleet-on-Thames

### Guide Price £170,000

- ONE DOUBLE BEDROOM SECOND FLOOR FLAT
- ADDITIONAL PRIVATE LOFT ROOM WITH FLOORING & LIGHTING
- 15' RECEPTION ROOM WITH BAY
- ALLOCATED & COMMUNAL PARKING
- COMMUNAL GARDEN
- EASY ACCESS TO A13, M25, PURFLEET C2C STATION & LAKESIDE SHOPPING
- IDEAL FIRST TIME BUY
- GUIDE PRICE £170,000 TO £180,000



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



## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to second floor.

## **SECOND FLOOR**

### **Front Entrance**

Via hardwood door open into:

### **Hallway**

Wall mounted security entrance phone, built-in storage cupboard, laminate flooring, sliding mirrored door opening into bathroom, loft hatch to ceiling with integral pull-down ladder leading to loft room.

### **Reception Room (L Shaped)**

3.94m x 4.64m (12' 11" x 15' 3") Bay windows to front, electric heater, laminate flooring.



### **Kitchen**

2.2m x 1.8m (7' 3" x 5' 11") A range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, double cooker with four ring electric hob to remain, freestanding fridge freezer to remain, space and plumbing for washing machine, tiled splash backs, open hatch through to reception room, tiled flooring.



### **Bedroom**

3.76m (Into fitted wardrobe) x 2.75m (12' 4" x 9' 0") Windows to front, electric heater, fitted wardrobes with sliding mirrored doors, laminate flooring.

### **Bathroom**

1.77m x 1.66m (5' 10" x 5' 5") Low level flush WC, hand wash basin, tiled bath, shower, eye-level storage unit, chrome hand towel rail, tiled walls, tiled flooring.



### **Loft Room**

3.95m x 3.29m (13' 0" x 10' 10") (not including side insulated areas) Exposed roof beams, wall papered plasterboard walls and laminate flooring.

## **EXTERIOR**

### **Front & Rear Exterior**

One allocated parking space plus communal parking to front, communal garden to rear.

