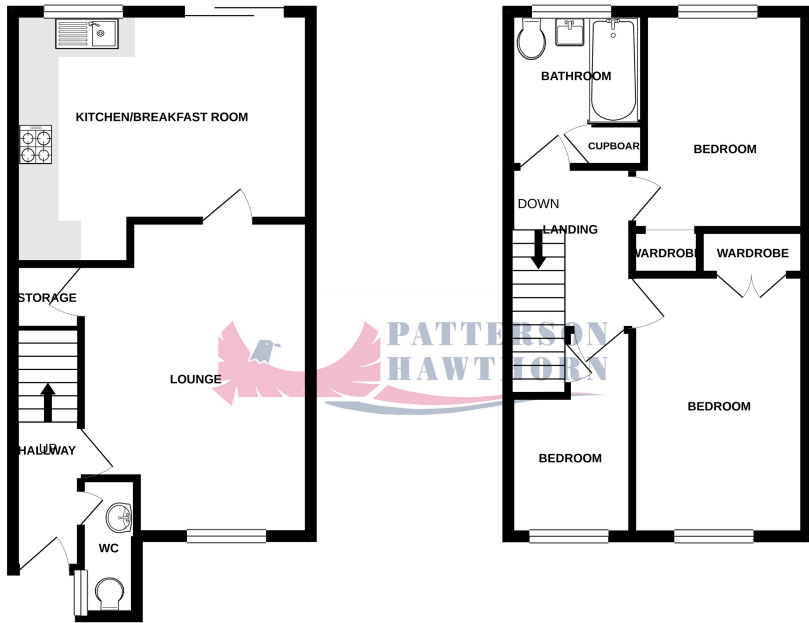


GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.
While 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. The 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
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Gabion Avenue, Purfleet

Offers In Excess Of £300,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- REFITTED KITCHEN & BATHROOM
- WELL PRESENTED THROUGHOUT
- GARAGE
- GROUND FLOOR WC
- CLOSE TO A13, M25 & LAKESIDE
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via hardwood door into:

Hallway

Wood grain effect laminate flooring, stairs to first floor.

Ground Floor WC

Comprising low level flush WC, hand wash basin.

Lounge / Diner

4.8m x 3.51m (15' 9" x 11' 6") Radiator, double glazed windows to front, built in under-stairs storage cupboard, wood grain effect laminate flooring.

Kitchen

4.48m x 3.19m (14' 8" x 10' 6") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, extractor hood, space for free standing fridge freezer, radiator, tiled splash backs, wood grain effect laminate flooring, uPVC framed sliding doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.7m x 2.59m (15' 5" x 8' 6") into fitted wardrobe, double glazed window to front, radiator, fitted wardrobe, fitted carpet.

Bedroom Two

3.28m x 2.3m (10' 9" x 7' 7") Fitted wardrobe, double glazed window to rear, radiator, fitted carpet.

Bedroom Three

3.09m > 2.18m (10' 2" > 7' 2") x 1.77m (5' 10") Double glazed window to front, built in storage cupboard, radiator, fitted carpet.

Bathroom

2.38m x 2.06m (7' 10" x 6' 9") Double glazed window to rear, low level flush WC, hand wash basin, panelled bath, built in storage cupboard, tiled walls, tiled flooring.



EXTERIOR

Rear Garden (Unmeasured)

Mostly paved with access to front via timber gate.

Garage

Up and over door to front with hard standing driveway in front for off street parking.



Front Exterior

Paved.