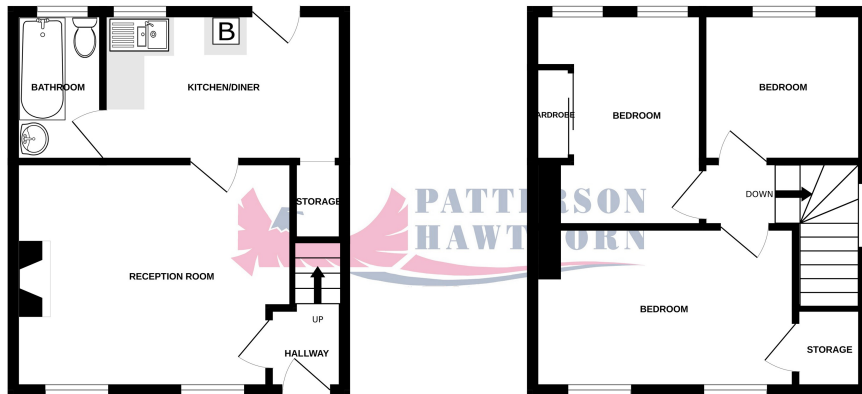


GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.


1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 sq.m.) approx.

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 v2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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.



## Southgate , Purfleet-on-Thames

£360,000

- THREE BEDROOM SEMI DETACHED HOUSE
- MAINTAINED & PRESENTED TO A HIGH STANDARD
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- POTENTIAL OFF STREET PARKING
- 15' DETACHED OUTBUILDING / BAR
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25 & LAKESIDE SHOPPING
- JUST OVER A MILE TO PURFLEET C2C STATION
- IDEAL FIRST TIME BUY





## GROUND FLOOR

### Front Entrance

Via composite door opening into:

### Hallway

Fitted carpet, radiator, stairs to first floor.

### Reception Room

4.46m x 3.63m (14' 8" x 11' 11") Two sets of sash windows to front, feature exposed-brick (working) fireplace, radiator, laminate flooring.

### Kitchen / Diner

3.85m x 2.39m (12' 8" x 7' 10") Spotlights to ceiling, windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, radiator, laminate flooring, under stairs storage cupboard with space for tumble dryer, aluminium framed door to rear opening to rear garden.

### Ground Floor Bathroom

2.27m x 1.42m (7' 5" x 4' 8") Obscure windows to rear, low-level flush WC, panelled bath with shower attachment, hand wash basin set on base units, radiator, tiled flooring.



## FIRST FLOOR

### Landing

Loft hatch to ceiling leading to insulated loft, sash windows to side, fitted carpet.

### Bedroom One

4.49m x 2.67m (14' 9" x 8' 9") Two sets of sash windows to front, radiator, built-in over stairs storage cupboard, laminate flooring.

### Bedroom Two

3.43m x 2.71m (11' 3" x 8' 11") Inset spotlights to ceiling, two sets of sash windows to rear, radiator, fitted wardrobe with sliding mirror doors, laminate flooring.

### Bedroom Three

2.65m x 2.46m (8' 8" x 8' 1") Inset spotlights to ceiling, sash windows to rear, radiator, laminate flooring.

## EXTERIOR

### Rear Garden

Approximately 50' Immediate paved area, hard standing pathway to side leading to rear, remainder laid to lawn with flowerbed borders, access to front via metal gate.

### Detached Timber Outbuilding / Bar

4.82m x 3.93m (15' 10" x 12' 11") Power and lighting, bar area, windows. timber framed double doors.

### Front Garden

Laid to lawn with paved pathway to front, potential off street parking.