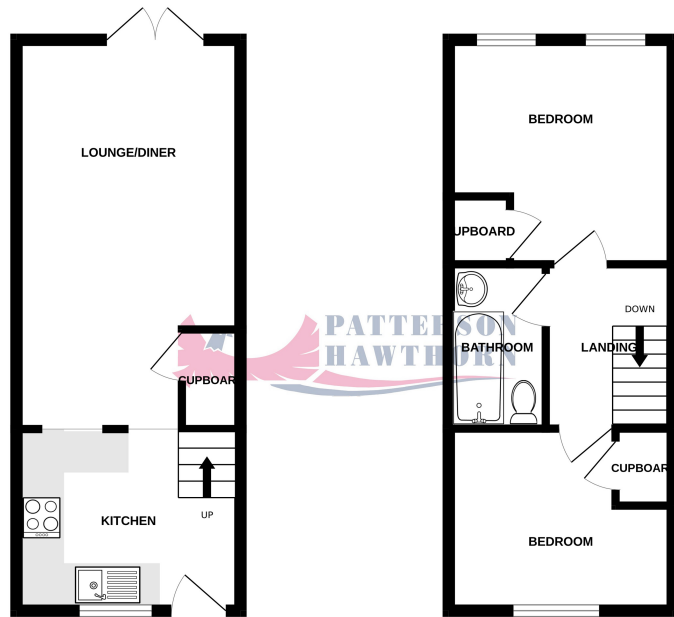


GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA - 580 sq.ft. (53.9 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagame 5/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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



Water Lane, Purfleet-on-Thames

£290,000

- TWO BEDROOM TERRACED HOUSE
- 18' RECEPTION ROOM
- 33' LOW MAINTENANCE REAR GARDEN
- RE-FITTED BATHROOM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- ONLY 0.8 MILES TO PURFLEET C2C STATION (APPROX)
- EASY ACCESS TO BUSES, A13 & M25
- APPROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Kitchen

3.25m x 2.63m (10' 8" x 8' 8") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, space and plumbing for washing machine, space for fridge, tiled splashbacks, laminate flooring, stairs to first floor.

Reception Room

5.66m x 3.25m (18' 7" x 10' 8") Two electric storage heaters, understairs storage cupboard, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.26m x 3.25m (10' 8" x 10' 8") Double glazed windows to rear, built-in storage cupboard, fitted carpet.



Bedroom Two

3.25m x 2.63m (10' 8" x 8' 8") Double glazed windows to front, built-in storage cupboard, fitted carpet.

Bathroom

2.31m x 1.41m (7' 7" x 4' 8") Panelled bath, shower, low-level flush WC, hand wash basin set on base units, part tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 33' Part paved and part laid to decorative pebbles.

Front Exterior

Paved frontage.

