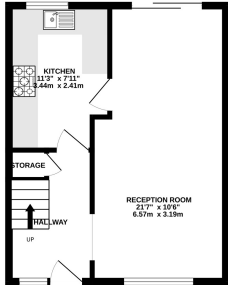
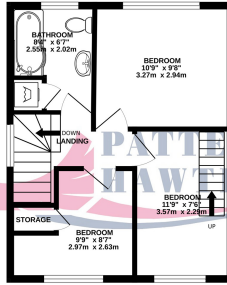


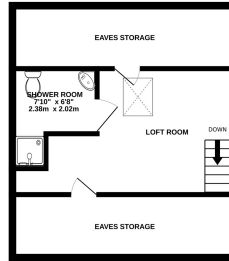
GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.




2ND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 (2024)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



## Church Hollow, Purfleet-on-Thames

### Offers Over £400,000

- THREE BEDROOM END OF TERRACE HOUSE
- ADDITIONAL LOFT ROOM WITH ENSUITE SHOWER ROOM/WC
- EXCELLENT CONDITION THROUGHOUT
- RE-FITTED CONTEMPORARY DESIGN KITCHEN
- 11' SIDE PLOT
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- LAPSED PERMISSION FOR DOBLE STOREY SIDE EXTENSION







## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

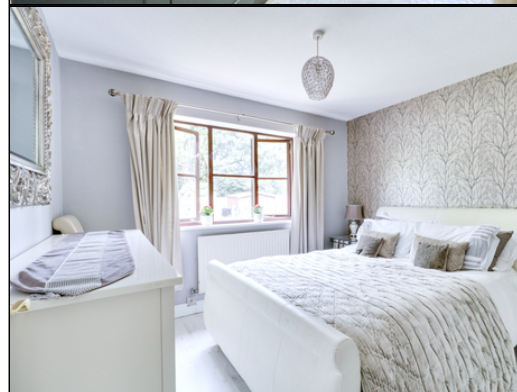
Obscure window to front, under stairs storage cupboard, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

6.57m x 3.2m (21' 7" x 10' 6") > 2.77m (9' 1") Windows to front, two radiators, laminate flooring, aluminium framed sliding door to rear opening to rear garden.

### **Kitchen**

3.44m x 2.41m (11' 3" x 7' 11") Double glazed windows to rear, a range of wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven with five ring gas hob, extractor hood, integrated fridge, integrated dishwasher, integrated freezer, tiled splash back, vinyl flooring.



## **FIRST FLOOR**

### **Landing**

Windows to side, radiator, fitted carpet.

### **Bedroom One**

3.25m x 2.96m (10' 8" x 9' 9") Windows to rear, radiator, laminate flooring.

### **Bedroom Two**

2.99m x 2.63m (9' 10" x 8' 8") > 1.86m (6' 1") Windows to front, radiator, built-in storage cupboard, laminate flooring.

