



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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.
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Caspian Way, Purfleet

Guide Price £425,000

- FOUR BEDROOMS END OF TERRACE TOWN HOUSE
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- GROUND FLOOR WC, ENSUITE TO MAIN BEDROOM PLUS FAMILY BATHROOM
- 35' LANDSCAPED REAR GARDEN WITH ARTIFICIAL GRASS & NIGHT LIGHTING
- EXTENDED DRIVE GIVING OFF STREET PARKING FOR TWO CARS
- APPROX 0.4 MILES TO PURFLEET C2C STATION
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO SCHOOLS, AMENITIES & LAKESIDE
- EASY ACCESS TO A13 & M25



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GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Radiator, two built-in storage cupboards (one housing boiler), laminate flooring, stairs to first floor, uPVC door to side opening to side driveway/front.

Ground Floor WC

Low level flush WC, hand wash basin with tiled splash back, radiator, tiled flooring.

Bedroom / Reception Room

4.77m x 3.17m (15' 8" x 10' 5") > 2.34m (7' 8") Double glazed windows to front, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

FIRST FLOOR

Landing

Double glazed windows to front, radiator, fitted carpet, stairs to second floor.

Reception Room

4.77m x 3.2m (15' 8" x 10' 6") Double glazed windows to front, uPVC framed double doors to rear opening to Juliet balcony, two radiators, laminate tiled flooring.



Kitchen / Diner

4.77m x 2.81m (15' 8" x 9' 3") Kitchen area: spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splash backs, tiled flooring. Dining area: double glazed windows to front, radiator, hardwood flooring.

SECOND FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder, double glazed windows to rear, fitted carpet.

Bedroom One

3.62m x 2.8m (11' 11" x 9' 2") Double glazed windows to front, two radiators, fitted carpet.

Ensuite Shower Room

2.81m x 1.08m (9' 3" x 3' 7") Opaque double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, mosaic tiled splash backs, radiator, tiled flooring.

Bedroom Two

3.13m x 2.71m (10' 3" x 8' 11") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.18m x 1.99m (10' 5" x 6' 6") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.01m x 1.82m (6' 7" x 6' 0") Opaque double glazed windows to front, low-level flush WC, hand wash basin with tiled splash back, panelled bath with shower attachment, part tiled walls, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 35' x 28'. Immediate patio area, reminder laid to lawn with decking, flowerbed borders, access to front via timber gate.

Front Exterior

Small pebbled area to front garden, paved pathway to front, hard standing driveway to side giving off street parking for two cars.