



Wood Avenue
Purfleet, RM19 1TL

£250,000



Full Description

- Chain Free
- Two Bedrooms
- Front And Back Garden
- Two Allocated Parking Spaces
- Conservatory

Description

****PERFECT FIRST FAMILY HOME**** Thomas marsh are delighted to offer this chain free 2-bedroom house situated in the up and coming town of Purfleet with a £1 billion regeneration programme, close to Purfleet c2c Station, close to lakeside shopping centre, Harris Academy catchment area and easy access to Dartford bridge and major motorways Internally this property boasts with a large lounge leading into a spacious part brick conservatory, with modern kitchen, On the first floor you have a bathroom, bedroom and the master bedroom with built in wardrobes. Externally the property owns two allocated parking spaces and a good size rear garden and benefits from extra garden space to the front of the property. The vendor has asked me to present the option with tenants in situ for investment purposes.

Entrance Hall

7' 0" x 3' 8" (2.13m x 1.12m)

Kitchen

7' 11" x 7' 0" (2.41m x 2.13m)

Lounge

11' 9" x 15' 4" (3.58m x 4.67m)

Conservatory

8' 8" x 11' 4" (2.64m x 3.45m)

Landing:

Bathroom

6' 1" x 8' 1" (1.85m x 2.46m)

Bedroom Two

5' 6" x 11' 3" (1.68m x 3.43m)

Master Bedroom

11' 4" x 8' 7" (3.45m x 2.62m)

Built in wardrobes

Allocated Parking

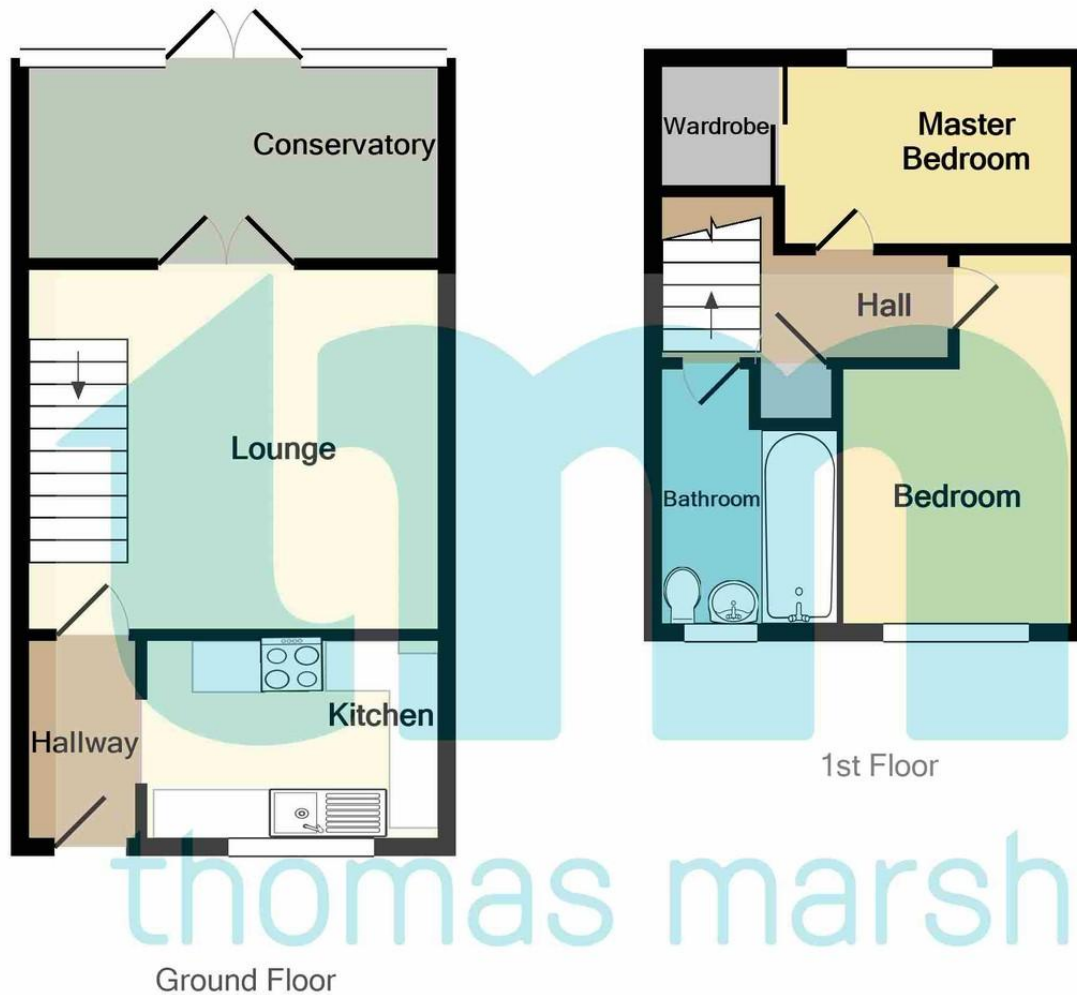
Garden



Off Road Parking



home
where our story begins



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



thomas-marsh.co.uk
hello@thomas-marsh.com
T: 01375 370779

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements