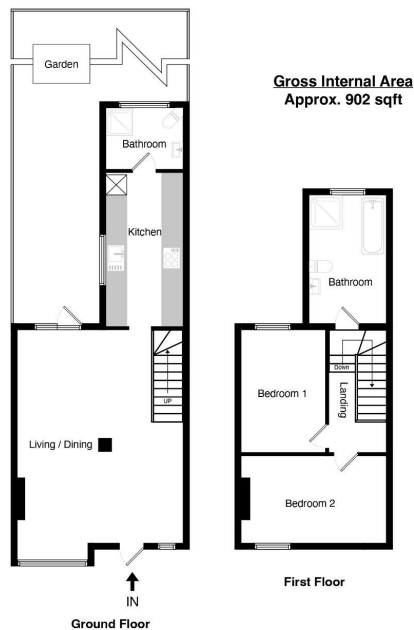




For reference only - Not to scale

RM19 1SA - Jarrah Cottages

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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London Road, Purfleet-On-Thames

Guide Price £325,000

- TWO BEDROOM TERRACED HOUSE
- EXCELLENT CONDITION THROUGHOUT
- 24' DOUBLE RECEPTION ROOM
- CONTEMPORARY COTTAGE STYLE KITCHEN
- GROUND FLOOR WC (PREVIOUSLY SHOWER ROOM)
- STYLISH FIRST FLOOR FOUR PIECE BATHROOM
- 72' REAR GARDEN
- 17' x 9' DETACHED GARAGE WITH CCTV
- OFF STREET PARKING TO REAR





GROUND FLOOR

Front Entrance

Via hardwood door opening into porch; entrance mat flooring, second front entrance via hardwood door opening into:

Entrance Hall

Hardwood flooring, radiator, stairs to first floor.

Reception Room One

4m x 4.3m (Including entrance hall) (13' 1" x 14' 1"). Box bay windows to front, feature exposed stone fireplace, hardwood flooring.

Reception Room Two

4.3m x 3.58m (14' 1" x 11' 9"). Radiator, hardwood flooring, built-in understairs storage cupboard, uPVC framed double glazed French doors to rear opening to rear garden.

Kitchen

3.74m x 2.14m (12' 3" x 7' 0"). Feature exposed wooden beams with integral spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, hardwood worksurfaces, inset butler-style sink with extendable mixer tap, five burner gas hob, extractor hood, space and plumbing for washing machine, integral oven, integrated fridge, integrated freezer, tiled splashbacks, tiled flooring.



Ground Floor WC (Previously Shower Room)

2.15m x 1.67m (7' 1" x 5' 6"). Obscure double glazed windows to rear, low-level flush WC, corner hand wash basin, space for tumble dryer, space and plumbing for shower (previously shower room), eye-level chrome hand towel radiator.

FIRST FLOOR

Landing

Loft hatch to ceiling, hardwood flooring.

Bedroom One

4.31m x 3.4m (14' 2" x 11' 2"). Double glazed windows to front, radiator, laminate flooring.

Bedroom Two

3.64m x 2.74m (11' 11" x 9' 0"). Double glazed windows to rear, radiator, hardwood flooring.

Bathroom

3.72m x 2.15m (12' 2" x 7' 1"). Inset spotlights to ceiling, double glazed windows to rear, low-level flush WC, hand wash basin with waterfall mixer tap set on drawer units, freestanding roll-top bath with shower attachment, integral rainfall shower cubicle, hand towel radiator, separate radiator, woodgrain effect porcelain tiled flooring.

EXTERIOR

Rear Garden

Approximately 72' (Max). Part paved, hardstanding and laid to lawn with flowerbed borders, access to rear via timber gate.

Detached Garage

5.21m x 2.83m (17' 1" x 9' 3"). Up and over door to rear, power and lighting, off street parking for one vehicle to rear of garage.

Attached Shed

2.87m x 1.92m (9' 5" x 6' 4") Power and lighting.

Front Exterior

Paved with steps up to street level.