



AMBLESIDE

PURFLEET-ON-THAMES, RM19 1PX

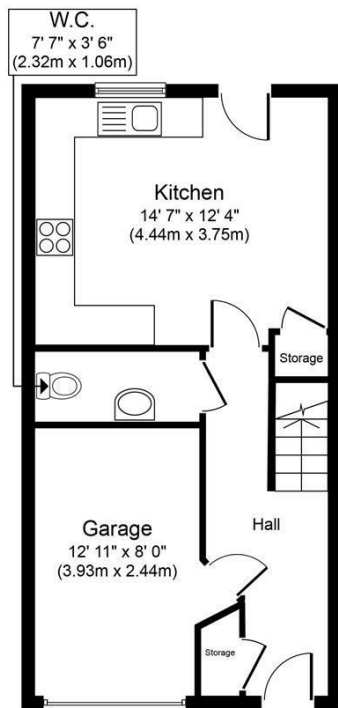
£425,000
FREEHOLD

****Guide Price £425,000-£450,000**** Discover your dream home in this beautiful end of terrace town house located in the desirable area of Ambleside, Purfleet. This chain-free property boasts four good sized bedrooms, three bathrooms (including an en-suite for the master bedroom), and a spacious living room. The large kitchen diner is perfect for family meals and entertaining, and the lovely garden offers a peaceful retreat for outdoor activities.

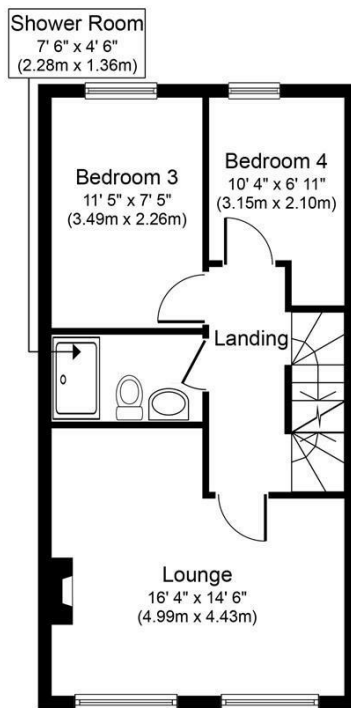
Additional features include a garage, a driveway for secure parking, and extra storage space. The house is ideally situated just 0.5 miles from Purfleet Train Station, providing excellent transport links to London, and only a 0.4 mile walk to Harris Academy Riverside School, making it perfect for families.

Don't miss this opportunity to own a fantastic family home in a prime location. For more information or to arrange a viewing, please contact us.

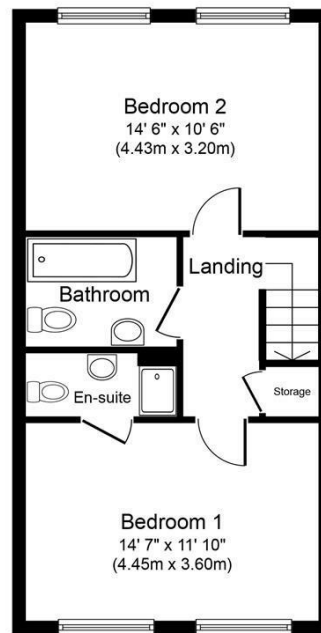
BELLS
ESTATE AGENT



Ground Floor
Approximate Floor Area
433 sq. ft.
(40.2 sq. m.)



Second Floor
Approximate Floor Area
433 sq. ft.
(40.2 sq. m.)



Third Floor
Approximate Floor Area
433 sq. ft.
(40.2 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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