



Water Lane, Purfleet-On-Thames RM19 1GU

welcome to

Water Lane, Purfleet-On-Thames

EXTENDED FAMILY HOME LOCATED IN A SOUGHT AFTER PART OF PURFLEET! Consisting of FOUR bedrooms, large kitchen diner, lounge, bathroom and private rear garden! Other benefits include en-suite and garage with off road parking!





Ground Floor



First Floor



Annex Ground Floor



Annex First Floor

Entrance Door

Entrance Hallway

Ground Floor Cloakroom/wc

Lounge

14' 3" x 11' (4.34m x 3.35m)

Kitchen

17' 2" max x 14' 4" max (5.23m max x 4.37m max)

First Floor Landing

Bedroom One

17' 5" x 7' 9" (5.31m x 2.36m)

En-Suite

Bedroom Two

14' 1" x 8' (4.29m x 2.44m)

Bedroom Three

10' 9" x 7' 11" (3.28m x 2.41m)

Bedroom Four

6' 1" x 7' 9" (1.85m x 2.36m)

Bathroom/wc

Rear Garden

Off Street Parking

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Water Lane, Purfleet-On-Thames

- EXTENDED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- LARGE KITCHEN DINER
- GARAGE/OFF STREET PARKING
- SOUGHT AFTER LOCATION OF PURFLEET

Tenure: Freehold EPC Rating: C

£450,000



view this property online williamhbrown.co.uk/Property/GRA103871

Please note the marker reflects the postcode not the actual property



Property Ref:
GRA103871 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown incorporating Porter Glenny is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**
Incorporating
**Porter
Glenny**



01375 374444



grays@williamhbrown.co.uk



1 Orsett Road, GRAYS, Essex, RM17 5DA



williamhbrown.co.uk