



## Wood Avenue, Purfleet

Guide Price £400,000



- A fantastic size three bedroom family home
- Modern kitchen/diner
- Lovely size lounge
- Ground floor wc
- First floor bathroom
- Three good size bedrooms
- Lovely size rear garden
- Driveway parking for multiple vehicles
- Excellent location for A13/M25 road links



**Colubrid Estate Agents are thrilled to present to the market this fantastic size three bedroom family home with driveway parking for multiple vehicles and a lovely size rear garden. Accommodation boasts an entrance porch, lovely size lounge, modern kitchen/diner, ground floor wc, first floor bathroom and three bedrooms. Externally the property has a lovely size rear garden and driveway parking for multiple vehicles. Excellent location for A13/M25 road links.**

Enter the property via porch to front aspect.

Lounge 16'4 x 11'8 commences with stairs leading to first floor accommodation. Double glazed window to front. Ornate feature fireplace. Wooden style flooring. Coved ceiling. External door to garden.

Kitchen 14'4 x 13'7 also gives external access to garden. Range of white high gloss wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer with swan neck mixer tap. Electric hob, extractor hood and encased electric oven to remain. Space for other appliances.

Tiled flooring. Coved ceiling.

The property also has a ground floor cloakroom/wc.

First floor is home to three well proportioned bedrooms and family bathroom.

Bedroom one 14'3 max x 10'4 double glazed window to front.

Bedroom two 12'0 x 8'2 two double glazed windows to front.

Bedroom three 8'6 x 7'9 double glazed window to rear.

Bathroom comprises P-shaped bath fitted with shower attachment and glass splash screen door. Vanity wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Rear garden is predominately lawned.

Driveway parking for multiple vehicles.

Council Tax Band: B

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# Local Life

Purfleet-on-Thames is a town in the Thurrock. It is bordered by the A13 road to the north and the River Thames to the south and is within the eastern most part of the M25 motorway but just outside the Greater London boundary. Purfleet's balance of urban and rural living coupled with its great amenities make it a desirable location. Located close to Lakeside Shopping Centre



