



## Gabion Avenue, Purfleet

Guide Price £280,000



- Well presented family home
- Found in popular residential area
- Easy access to the A13 and M25
- Entrance hall, lounge, kitchen/diner, two double bedrooms and family bathroom
- Rear garden
- Parking facilities to the front



**\*GUIDE PRICE £280,000 - £310,000\***

**Gabion Avenue gem! Two-bedroom terrace with stylish kitchen/diner, roomy lounge, and sunny garden. Parking sorted, A13/M25 commutes easy—perfect first home or savvy investment. Swipe right on this one!**

Nestled in the desirable residential area of Gabion Avenue, Purfleet, this charming terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. Upon entering, you are welcomed by a spacious entrance hallway that leads to a lovely-sized lounge, perfect for relaxation or entertaining guests. The modern kitchen/diner is a highlight of the property, offering a stylish space for family meals and gatherings.

The accommodation features two generously sized double bedrooms, providing ample space for rest and personalisation. The family bathroom is well-appointed, catering to the needs of a busy household.

Externally, the property boasts a good-sized rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, parking is available, adding to the convenience of this lovely home.

One of the standout features of this property is its excellent location, with easy access to the A13 and M25, making commuting a breeze. This combination of comfort, space, and accessibility makes it a highly sought-after residence in the area. Whether you are looking to settle down or invest, this property is certainly worth considering.



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#### THE SMALL PRINT:

Council Tax Band: C  
Local Authority: Thurrock

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

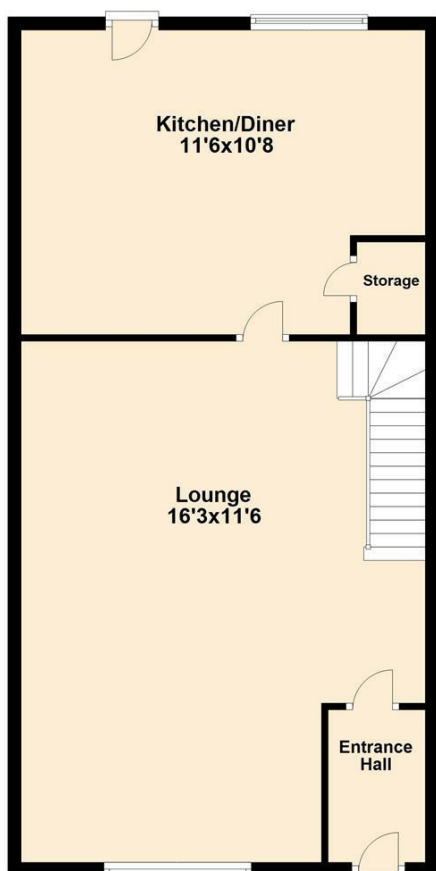
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Ground Floor**



**First Floor**

