

**Wood Avenue, Purfleet**  
**RM19 1TL**  
**£400,000 Freehold**

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- **EXTENDED AND FULLY REFURBISHED**
- **OPEN PLAN KITCHEN/DINER with BI-FOLD DOORS to GARDEN**
- **CONTEMPORARY KITCHEN FEATURING NEFF APPLIANCES**
- **OPEN PLAN LOUNGE**
- **THREE BEDROOMS**
- **MODERN SHOWER ROOM**
- **LOW MAINTENANCE GARDEN**
- **OFF ROAD PARKING**
- **IDEALLY LOCATED with TRANSPORT LINKS TO LONDON**
- **VARIOUS LOCAL AMENITIES for FAMILIES**

**\*\* EXTENDED & FULLY REFURBISHED \*\***

This outstanding three bedroom terraced house is ideal for commuters and families alike, with excellent transport links including Purfleet C2C Railway Station (within the Oyster Zone) which provides access into London Fenchurch Street, as well as fantastic road connections to the A13, M25 and Dartford Crossing.

Just a close walk away you will find a variety of everyday amenities including parks and riverside walks as well as the internationally known Lakeside Shopping Centre. The ground floor features an open-plan reception room flowing into the open-plan kitchen/dining area which creates a practical layout for everyday living and entertaining.

The contemporary kitchen features high-end NEFF appliances and opens onto the low maintenance garden via Bi-Fold doors which add to the overall light and airy feel of the space. A large, modern shower room completes the downstairs. To the first floor, via the Oak capped staircase with Oak Bannister, there are two spacious double bedrooms and a generous single bedroom, offering flexible accommodation for sleeping, working from home or storage. Outside to the rear the low maintenance garden features patio area, artificial grass and a brick-built storage shed, to the front you have off road parking for two cars.

The general area also offers a wide range of shops, restaurants and leisure facilities. Local primary and secondary schools are available within the wider area, along with everyday amenities such as convenience stores and cafés in the surrounding neighbourhoods.



**The accommodation with approximate room sizes are as follows:**

**ENTRANCE PORCH**

6' 10" x 3' 6" (2.08m x 1.07m)

Partially glazed composite entrance door. Oak style flooring, inset spot lights.

**ENTRANCE HALL**

Oak flooring, inset spot lights. Under stair storage cupboard, under stair pantry. Oak capped stairs to first floor with Oak banister, vertical radiator.

**LOUNGE**

14' 10" x 11' 7" (4.52m x 3.53m)

Open plan to kitchen/dining area. Oak flooring, inset spot lights, feature fireplace, vertical radiator.

**KITCHEN/DINER**

22' 8" x 16' 7" narrowing to 6' 7" (6.90m x 5.05m narrowing to 2.01m)

Full width Bi-Fold doors to rear. Oak flooring, inset spot lights, two vertical radiators. Contemporary range of High Gloss wall and base units incorporating integrated twin NEFF hide and slide ovens with microwave, warming drawer. Integrated NEFF washing machine and dishwasher, high capacity fridge and a high capacity freezer. Centre island housing NEFF hob and downdraft extractor.

**SHOWER ROOM**

12' 4" x 5' 5" (3.76m x 1.65m)

Obscured window to front aspect, tiled flooring, inset spot lights. Double length shower with Rainfall and body sprays, wall hung vanity basin, close coupled WC, radiator.



#### **FIRST FLOOR LANDING**

Oak style flooring, wall light.

#### **BEDROOM ONE**

18' 11" x 9' 2" (5.76m x 2.79m)

Two windows to front aspect. Oak style flooring, inset spot lights, built-in cupboard, radiator.

#### **BEDROOM TWO**

11' 5" x 10' 0" (3.48m x 3.05m)

Window to rear aspect. Oak style flooring, centre light, fitted wardrobes, radiator.

#### **BEDROOM THREE**

8' 8" x 8' 3" (2.64m x 2.51m)

Window to rear aspect. Oak style flooring, centre light, radiator.

#### **EXTERIOR**

##### **FRONT**

Block paved drive providing off street parking for two cars.

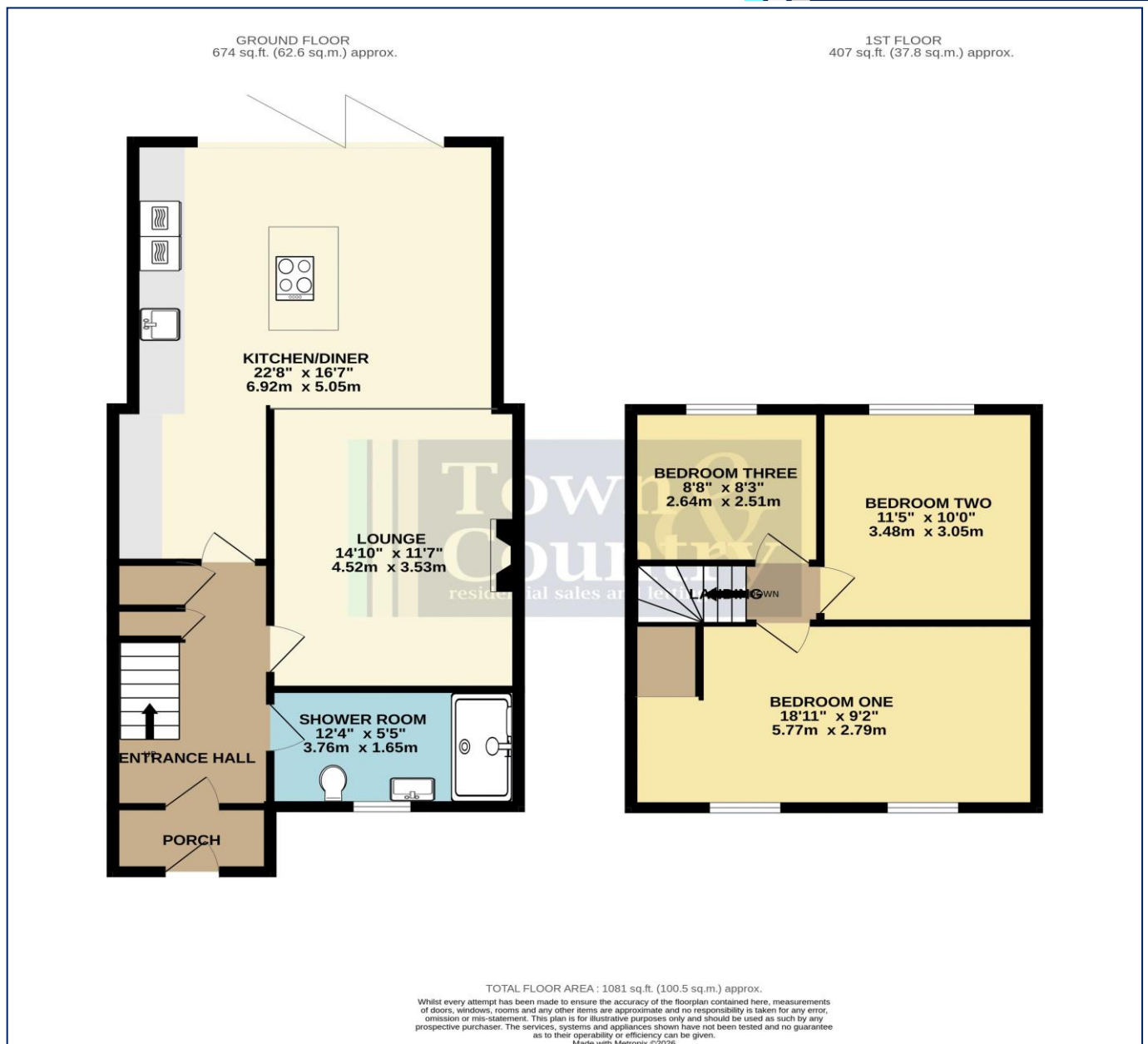
##### **REAR**

Low maintenance garden with patio, artificial grass. Brick-built shed with power and light. Exterior water tap and power sockets.









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