



Griffiths Road, Purfleet

Offers Over £410,000



- Well presented family home found close to Purfleet railway station
- Newly built development
- Recently landscaped rear garden
- Solar panels
- Entrance hall, ground floor cloakroom/WC, lovely size lounge and kitchen
- Three bedrooms, en-suite to main bedroom plus private balcony and immaculately presented bathroom
- Accessible to M25/A13 road links
- Driveway and parking bay to rear
- Moments drive to Dartford Crossing



Nestled in the charming area of Griffiths Road, Purfleet, this well-presented terraced house offers an ideal family home in a newly built development. With three spacious bedrooms and three bathrooms, this property is designed for modern living and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to a lovely-sized lounge, perfect for relaxation and entertaining. The kitchen is thoughtfully designed, providing ample space for culinary pursuits. The property boasts an en-suite shower room, ensuring convenience for the master bedroom, which also features a delightful balcony, offering a private outdoor space to enjoy morning coffee or evening sunsets.

The recently landscaped rear garden is a standout feature, providing a serene outdoor retreat for family gatherings or quiet moments. Additionally, the property is equipped with solar panels, promoting energy efficiency and sustainability.

With excellent transport links nearby, including the M25/A13 and Purfleet railway station, commuting to London and beyond is effortless. The driveway and parking bay at the rear of the property add to the convenience, making this home not only stylish but also practical.

This three-bedroom family home is immaculately presented and ready for you to move in. It is an excellent opportunity for those seeking a blend of modern living and accessibility in a vibrant community. Don't miss the chance to make this delightful property your new home.

Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC.

Kitchen 10'2 x 9'3 boxed bay double glazed window to front. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, oven and extractor hood to remain. Space for other appliances.

Lovely size lounge 16'2 max x 15'11 max. French double glazed doors to rear. Double glazed windows.

First floor landing is home to three bedrooms, en-suite shower room, balcony and family bathroom.

Bedroom one 11'10 x 9'4 Boxed bay double glazed window to front.

En-suite comprises corner shower, wash hand basin and low level WC. Tiling to walls. Tiled flooring. Heated towel rail.

Access is given to balcony.

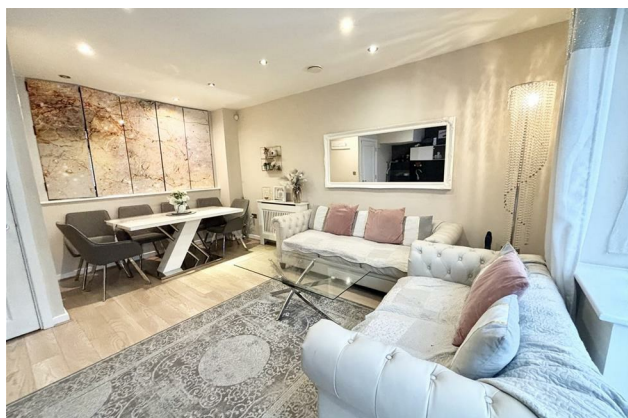
Bedroom two 11'7 x 9'2 double glazed window to rear

Bedroom three 8'2 x 6'9 double glazed window to rear.

Immaculately presented bathroom comprises white panel bath fitted with shower/mixer tap plus "Rainfall" style shower and glass splash screen door. Wash hand basin and WC. Tiling to walls. Tiled flooring. Heated towel rail.

Externally the property has a recently landscaped rear garden. Commencing with decorative patio seating area with matching path and artificial lawned areas.

Driveway and parking bay to rear.



THE SMALL PRINT:

Council Tax Band: D
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!

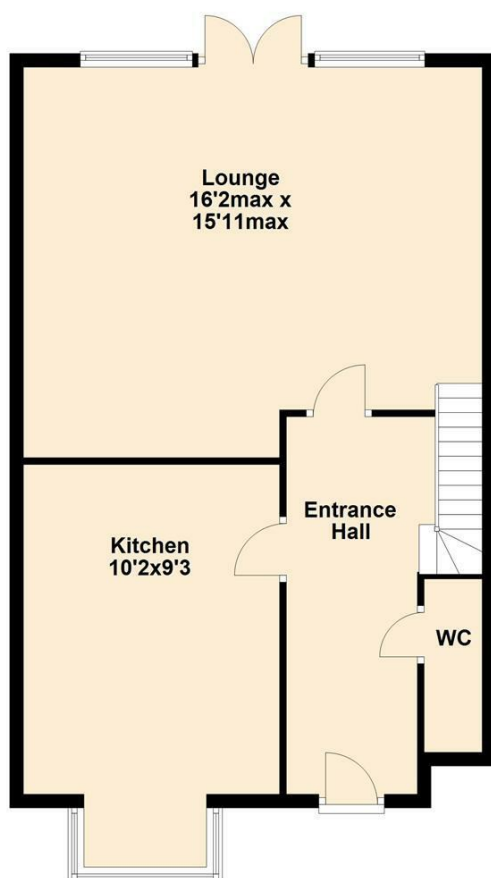
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

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

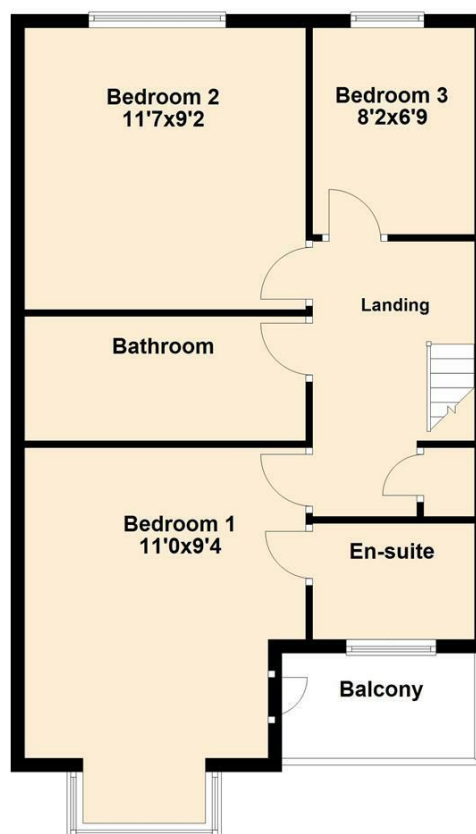
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

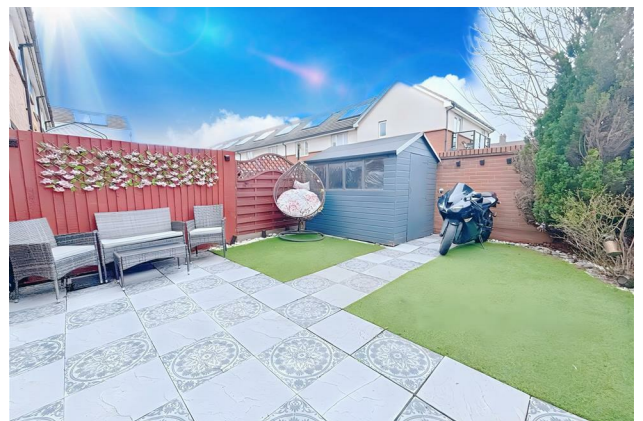
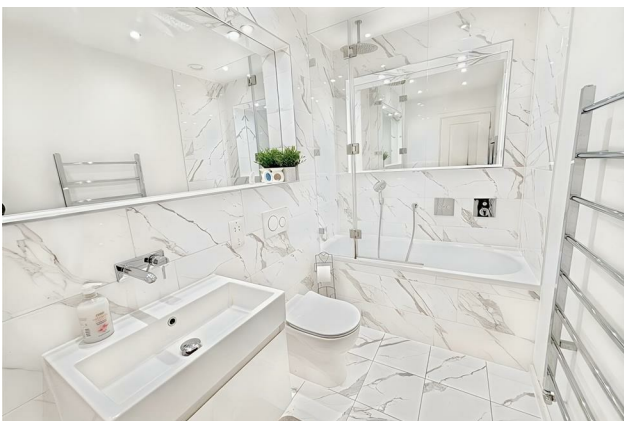


Ground Floor



First Floor





Colubrid.co.uk