



Water Lane, Purfleet

Offers Over £310,000



- Immaculately presented two bedroom starter home, ideal for a first time purchase
- Stunning low maintenance rear garden
- Decorated to a high standard throughout by the current vendor
- Super modern open plan kitchen/lounge plus spacious conservatory
- Two well proportioned bedrooms and three piece family bathroom
- Driveway parking and additional parking space
- Located close to A13/M25 road links and Dartford Crossing
- Approximate 15 minute walk to Purfleet C2C Station (only 29 mins from Purfleet to London Fenchurch Street)



Located on the charming Water Lane in Purfleet, this immaculately presented two-bedroom terraced house is the perfect starter home for first-time buyers. The property boasts a stunning low-maintenance rear garden, ideal for enjoying the outdoors without the hassle of extensive upkeep.

Inside, the home is decorated to a high standard throughout, showcasing a super modern open-plan kitchen and lounge that creates a welcoming and spacious atmosphere. The addition of a generous conservatory further enhances the living space, providing a bright and airy area to relax or entertain guests.

The two well-proportioned bedrooms offer ample space for comfort, while the three-piece family bathroom is both stylish and functional. For added convenience, the property includes driveway parking along with an additional parking space, making it easy for you and your guests to come and go.

Situated close to the M25/A13 and Dartford Crossing road links, this home provides excellent connectivity for commuting and exploring the surrounding areas. Approximate 15 minute walk to Purfleet C2C Station (only 29 mins from Purfleet to London Fenchurch Street)

This delightful property is not just a house; it is a wonderful opportunity to create a warm and inviting home. Don't miss your chance to make this lovely residence your own.

Enter the property into kitchen.

Super modern open plan kitchen/lounge 27'5 x 10'4 overlooks the front aspect. Offering a range of wall and base mounted units with matching pan size storage drawers. Tiling to splash backs. Complimentary solid hard wood work surfaces housing sink drainer. Hob, encased oven, extractor fan and integrated dishwasher to remain. Space for other appliances including space for American style fridge/freezer. Wooden style flooring flows throughout. Smooth ceiling, spotlighting.

Lounge: Smooth ceiling with ample spotlighting. Turning staircase to first floor accommodation. French double glazed doors open into conservatory 9'8 x 9'8 giving access to garden. Fanlight double glazed windows. Wooden style flooring.

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

Bedroom one 10'4 x 10'4 two double glazed windows to rear.

Bedroom two 10'4 x 8'8 double glazed window to front.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC. Part tiling to walls.

Delightful rear garden commences with large patio seating area. Remaining garden has artificial lawn. Driveway parking plus additional parking space.

Further Details:

The property is all electric

Re-wired throughout

Fully re-plumbed



THE SMALL PRINT:

Council Tax Band: B
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!

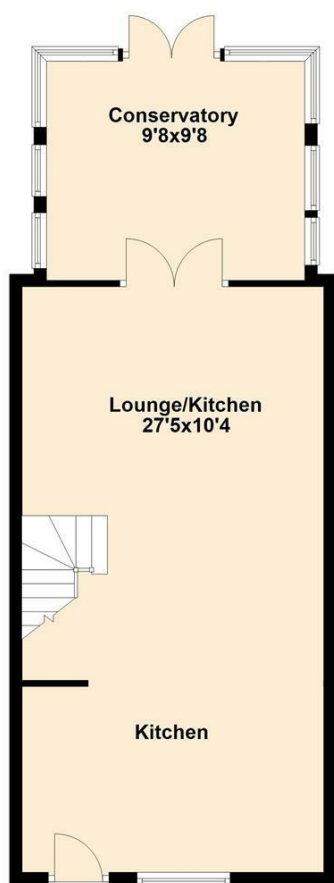
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

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

