

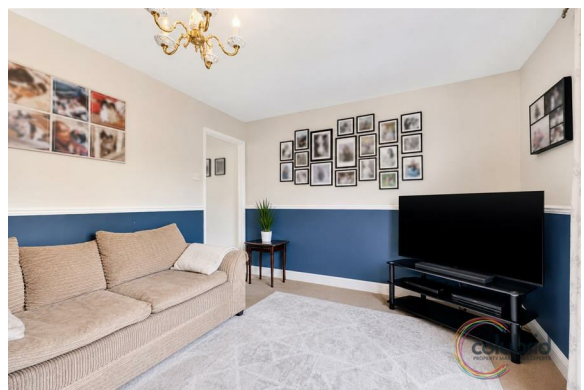


Water Lane, Purfleet-On-Thames

£375,000



- Approximately 0.4 miles to Purfleet-on-Thames Station with direct trains to London Fenchurch Street.
- Beautifully presented three-bedroom end-of-terrace family home.
- Spacious open-plan kitchen/diner perfect for entertaining.
- Bright and generous lounge ideal for relaxing with family.
- Convenient ground floor WC.
- Three well-proportioned first-floor bedrooms.
- Off-street parking plus your own garage.
- Private rear garden perfect for BBQs and outdoor entertaining.
- Close to local schools, shops and everyday amenities.
- Excellent access to the A13 and M25 for effortless commuting.



Beautifully presented three-bedroom end-terrace featuring open-plan living, garage, parking, private garden and direct London rail links, moments from schools, shops, A13, M25 and everyday convenience.

Welcome to Water Lane – a beautifully presented three-bedroom end-of-terrace family home that's ready to become the backdrop to your next chapter.

Step through the front door into a welcoming entrance hall, complete with a convenient ground floor WC – perfect for busy mornings and visiting guests. From here, the home effortlessly opens up into an impressive open-plan kitchen/diner, the true heart of the home where family meals, birthday celebrations and coffee catch-ups come naturally. Whether you're showing off your culinary skills or ordering your favourite takeaway, this is a space designed to bring everyone together.

The spacious lounge offers the ideal place to unwind after a long day, with plenty of room for oversized sofas, movie nights, family games or simply putting your feet up while binge-watching the latest box set.

Upstairs, you'll find three well-proportioned bedrooms, providing flexible accommodation for growing families, home workers or guests, alongside a modern family bathroom that's ready to handle the morning rush with ease.

Outside, the lifestyle continues. There's off-street parking, your own garage for extra storage or secure parking, plus a private rear garden that's just waiting for summer BBQs, children's adventures, gardening projects or simply relaxing with a glass of something cold as the sun goes down.

Location? It's hard to beat.

Situated approximately 0.4 miles from Purfleet-on-Thames railway station, commuters can enjoy direct services into London Fenchurch Street, making city life wonderfully accessible while enjoying the benefits of a quieter riverside community. Families will appreciate the nearby schools, local shops and everyday amenities, while motorists benefit from excellent access to the A13 and M25, putting Essex, London and beyond within easy reach.



THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/17-water-lane-purfleet-on-thames-rm19-1gs/5418718>

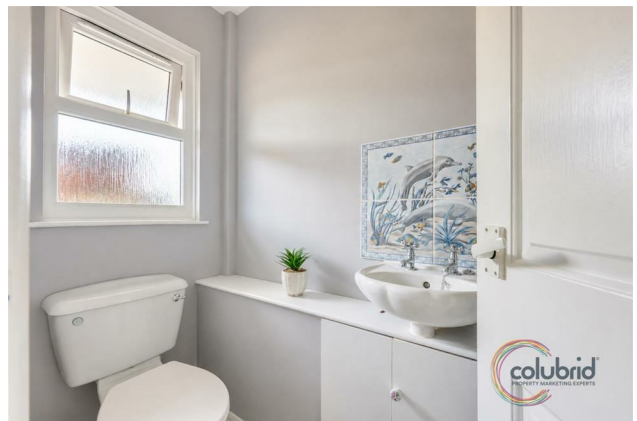
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

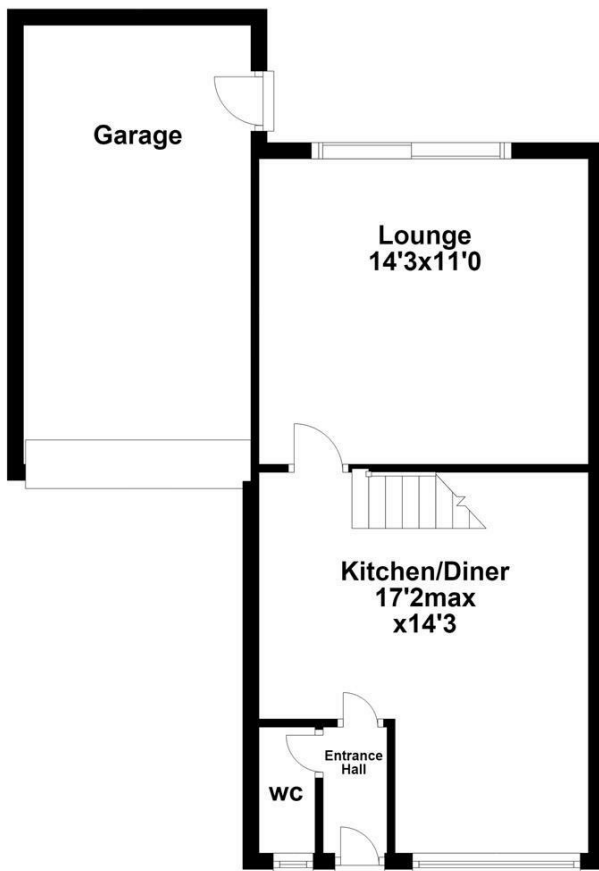
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

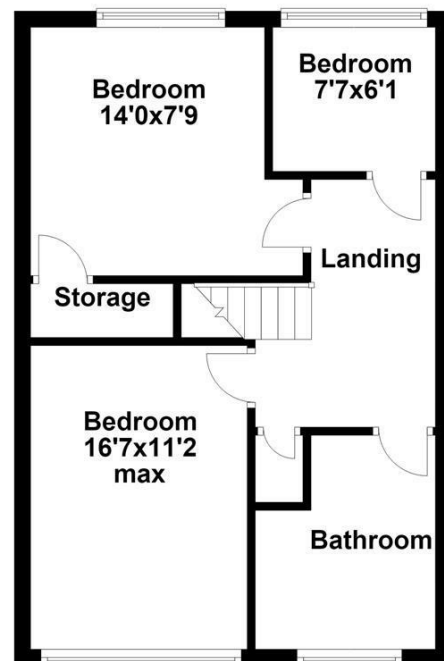
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

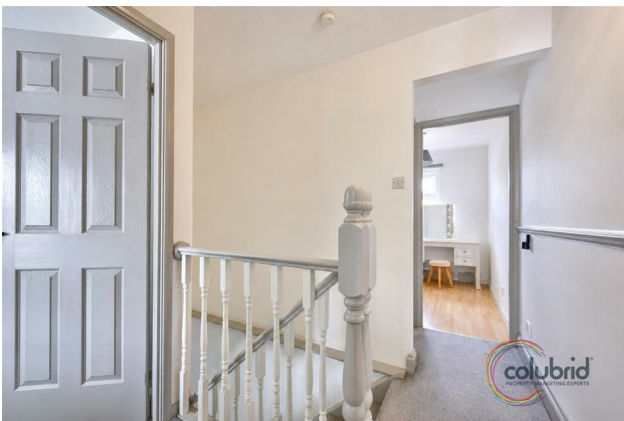


Ground Floor



First Floor





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