



Wood Avenue, Purfleet-on-Thames

£280,000 Freehold

Ali & Co are delighted to present this charming and well presented end terrace two bedroom family home, ideally located in Purfleet perfect for first time buyers or investors alike.

CHAIN FREE | Side access for added convenience | End-terrace two-bedroom family home | Bright conservatory with garden access | Easy access to Purfleet station (Fenchurch Street line) | Large outbuilding with versatile use | Newly fitted modern kitchen | Close to A13 & M25 |

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Ali&Co
PROPERTY SERVICES

CHAIN FREE TWO BEDROOM HOME

Ali & Co are delighted to present this charming and well presented end terrace two bedroom family home, ideally located in Purfleet perfect for first time buyers or investors alike.

Situated in a convenient location in Purfleet, the property is within easy reach of local amenities, schools, and everyday conveniences. Purfleet mainline station is nearby, providing direct links into London Fenchurch Street, making it ideal for commuters.

There is also excellent road access via the A13 and M25, connecting you easily to London and surrounding areas. Lakeside Shopping Centre is just a short drive away, offering a wide range of shops, restaurants, and leisure facilities, while nearby green spaces and riverside walks further enhance the appeal of the location.

The property features a newly fitted separate kitchen to the front, finished to a modern standard. To the rear, there is a spacious and versatile lounge/diner, offering plenty of room for both relaxing and entertaining. A bright conservatory further enhances the living space, creating a lovely flow through to the garden and providing an ideal additional reception area.

Upstairs, the property comprises two generously sized bedrooms and a well appointed shower room, offering comfortable accommodation throughout.

Externally, the home benefits from its own side access and a well maintained private garden. A particular highlight is the large outbuilding, offering excellent potential, or additional storage space. To the front, the property provides ample off street parking.

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Private Garden







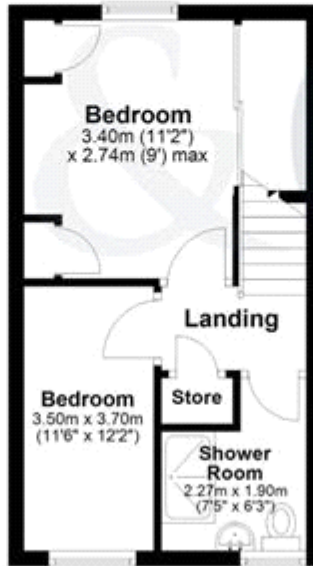
Ground Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



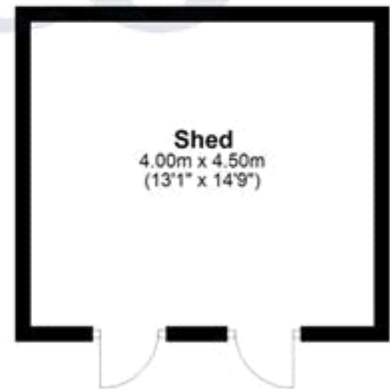
First Floor

Approx. 25.9 sq. metres (278.3 sq. feet)



Outbuilding

Approx. 18.0 sq. metres (193.7 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)
Wood Avenue



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 70 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.