



- GREAT LOCATION
- PURFLEET TRAIN STATION NEARBY
- OPEN PLAN LIVING ACCOMMODATION
- IDEAL FIRST TIME BUY OR

## 41 Church Hollow, Purfleet-on-Thames, Essex, RM19 1QJ

£280,000

Within close proximity to Purfleet on Thames railway station offering C2C service to Fenchurch Street, London as well as offering easy access to A13 & M25.

The entrance hallway has access to garage (potential for a garage conversion SUBJECT TO PLANNING) the staircase leads to the first floor landing where you can find a bedroom, bathroom kitchen and lounge diner.

## Property Description

### ENTRANCE HALL

The entrance hallway has access to garage (potential for a garage conversion subject to planning) the staircase leads to the first floor.

### GARAGE/STORAGE ROOM

The garage offers a good space with potential for a garage conversion (subject to planning) and additional storage area.

### LANDING

The landing has a double glazed window to the rear of the property, access to part boarded loft, Carpet.

### BATHROOM

Fully tiled bathroom to all visible walls. Bath with mixer tap and electric shower. Hand wash basin in white vanity unit. Low level WC. Double glazed window to side with obscure glass.

Storage cupboard housing hot water cylinder.

### BEDROOM

Double bedroom with carpet and double glazed window to side.

### KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. Free standing electric oven with ceramic hob and an extractor cooker hood over. Washing machine and a fridge freezer. Single drainer stainless steel sink unit with a mixer tap over.

### LOUNGE/DINER





A good size lounge with two double glazed windows to the rear. Carpet.

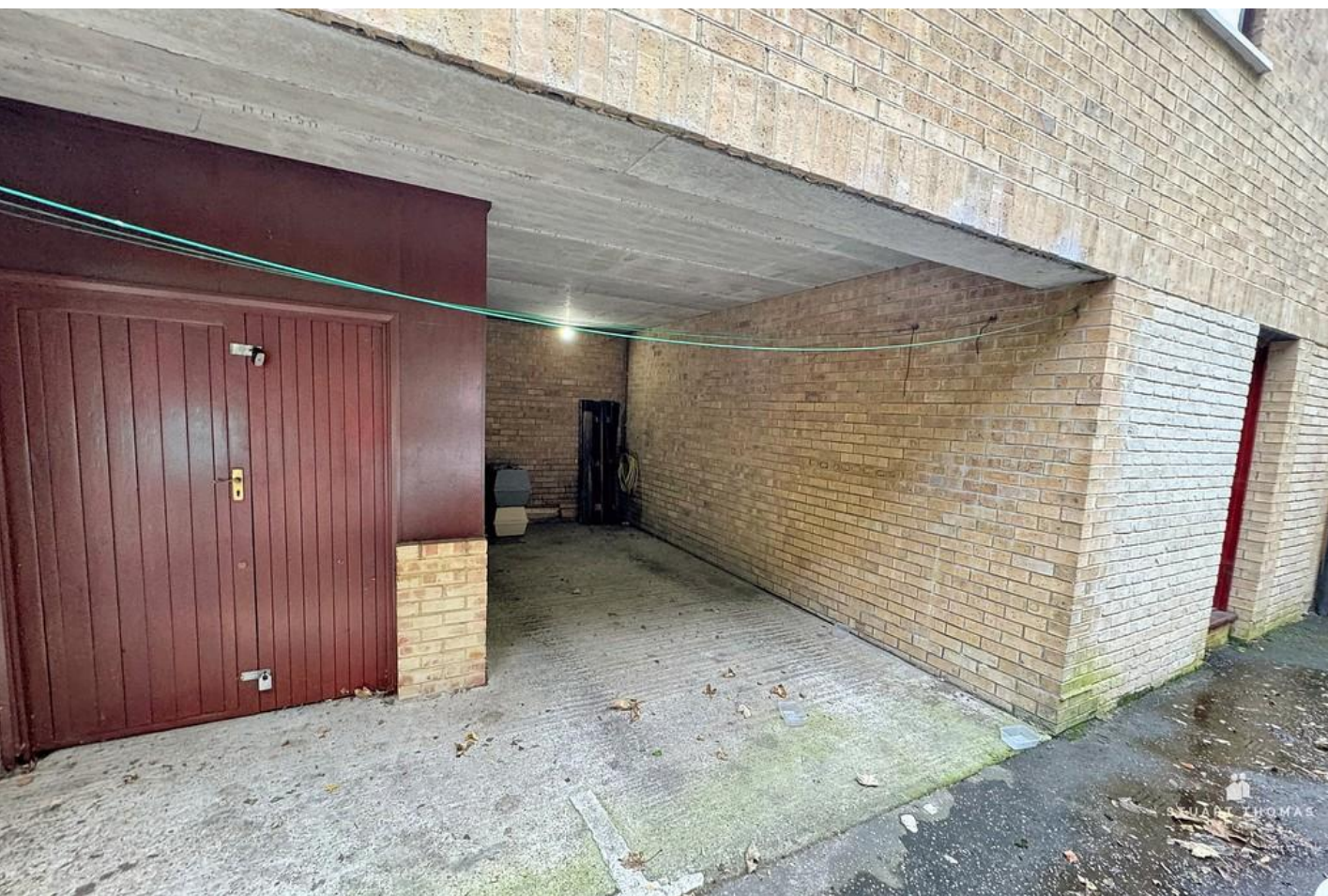
#### PARKING

The property has parking at the rear and a multi purpose covered outside area perfect for a seating area.

#### AGENTS NOTES

- Tenure Freehold
- Thurrock Council
- Council Tax Band C

NB We understand there is a yearly rental charge of £5



Approx Gross Internal Area  
67 sq m / 724 sq ft



Ground Floor  
Approx 20 sq m / 218 sq ft

First Floor  
Approx 47 sq m / 506 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements