



£315,000\* fees apply  
Quarry Mews, Purfleet, RM19 1GR

# Quarry Mews, Purfleet, RM19 1GR

READY FOR YOU TO MOVE IN!...

Situated within the popular MARDYKE PARK development and ideally placed for access to the A13, M25 and PURFLEET C2C RAIL STATION (where you can use your Oyster card) along with being within walking distance to Rainham Marshes nature reserve is this FOUR bedroom TERRACED house with a CONSERVATORY and a garage. This is a good opportunity to buy a great property, and we would therefore recommend buyers view at their earliest convenience to avoid disappointment.

## Kitchen/Diner

17'3" max x 14'2" max (5.28m max x 4.34m max)

Via obscure double glazed dual paned entrance door. Two double glazed windows to front. Wall mounted electric heater. Range of units to wall and base level. Built in split level double oven and hob with an overhead extractor hood. Further integrated appliances. 1 1/4 bowl stainless steel single drainer sink unit inset roll edge work surfaces. Part tiled walls. Stairs rising to the first floor. Tiled flooring.

## Cloakroom

Two piece suite comprising of a low level WC and a wash hand basin. Built in storage cupboard. Part tiled walls. Coved and textured ceiling.

## Lounge

14'4" x 10'9" plus recess (4.37 x 3.28 plus recess)

Wall mounted electric heater. Coved ceiling. Laminate wood flooring. Double glazed sliding doors to: -

## Conservatory

10'4" x 8'2" (3.16m x 2.51m)

Double glazed windows to side and rear. Double glazed double doors to garden. Laminate wood flooring.

## Landing

Obscure double glazed window to side. Wall mounted electric heater. Built in storage cupboard. Coved and textured ceiling. Access to loft space.

## Bedroom One

14'1" x 7'11" (4.31m x 2.42m)

Double glazed window to front. Wall mounted electric heater. Coved ceiling. Laminate wood flooring.

## Bedroom Two

14'7" x 7'7" (4.46m x 2.33m)

Double glazed windows to front and rear. Wall mounted electric heater. Coved ceiling.

## Bedroom Three

10'9" x 7'11" (3.29m x 2.43m)

Double glazed window to rear. Built in storage cupboard. Coved and textured ceiling. Laminate wood flooring.

## Bedroom Four

7'5" x 6'0" (2.27m x 1.83m)

Double glazed window to rear. Laminate wood flooring.

## Bathroom

7'6" x 5'11" (2.29m x 1.81m)

Obscure double glazed window to side. Four piece suite comprising of a low level WC, wash hand basin with a cupboard under, a panelled bath with shower attachment and a shower cubicle with a direct feed shower system. Part tiled walls. Coved ceiling. Tiled flooring.

## Exterior

Mainly block paved with a small lawned area. Part glazed door to: -

## Garage

Via own drive which provides further parking to an up and over door. Power and lighting.

## Agency information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

## Continued...

5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## Buyers reservation fee information

Griffin Grays provide a reservation fee service to protect both our buyers and our vendors from being gazumped or gazundered.

A reservation fee is very similar to putting a holding deposit down when renting a property. It is a payment made by a buyer to provide exclusive rights to buy a property, under certain conditions and at an agreed price. The reservation fee is set at £1,000 for properties available through us Full terms and conditions are available at the office or can be sent to you via email upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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