



67 GRIFFITHS ROAD

PURFLEET-ON-THAMES, RM19 1AR

£245,000
LEASEHOLD

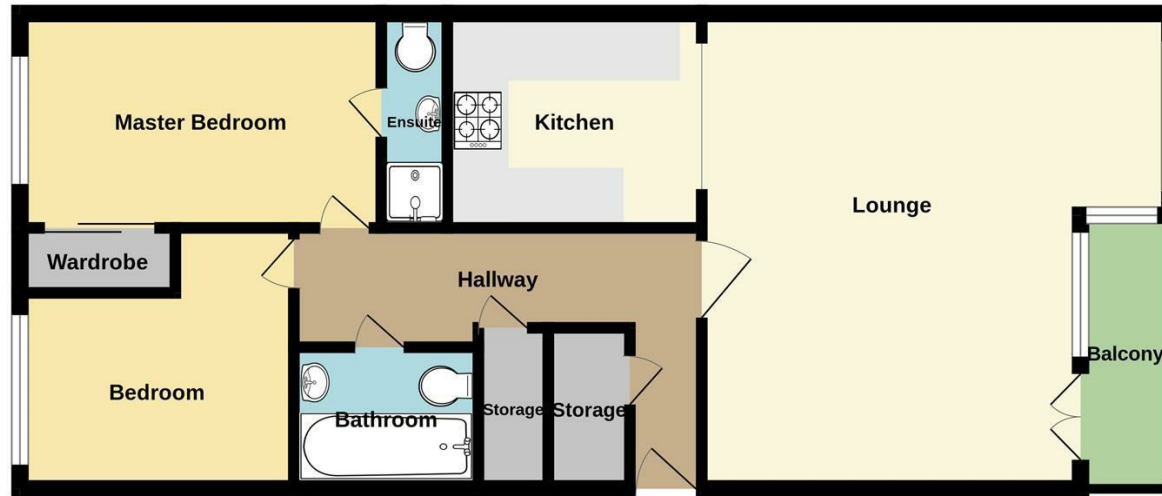
Welcome to this spacious two-bedroom top floor flat located on Griffiths Road in the charming area of Purfleet-On-Thames. This well-presented property is perfect for those seeking a comfortable and modern living space, making it an ideal choice for first-time buyers.

As you enter the flat, you will find a generous reception room that offers ample space for relaxation and entertaining. The two bedrooms are thoughtfully designed, providing a peaceful retreat for rest and rejuvenation. With two bathrooms, convenience is at your fingertips, ensuring that morning routines and guest visits are effortlessly managed.

One of the standout features of this property is the private balcony, where you can enjoy fresh air and lovely views, perfect for unwinding after a long day or enjoying a morning coffee. The flat's top-floor position not only enhances privacy but also allows for an abundance of natural light to fill the living spaces.

tm
thomas marsh

Top Floor Flat



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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