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83a Cranham Gardens, Upminster, RM14 1JN



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Guide Price £450,000

**\*\* GUIDE PRICE: £450,000 - £475,000 \*\***

**OPEN DAY 27th MAY BY APPOINTMENT ONLY**

Hunters Hornchurch are delighted to offer for sale this semi detached bungalow situated in Cranham.

The property comprises of: entrance hallway, lounge, fitted kitchen, utility area, conservatory, three bedrooms and shower room. Externally the property has a private driveway, gardens to the front and back with a detached garage and workshop. The property has central heating throughout and an installed air flow system. It also has an installed security system.

The property is situated in Cranham and is within walking distance to the local Cranham shops (including a Tesco supermarket) and local pubs. There is a bus service running frequently within a short walk from the property. It is also within a mile of Upminster town centre, which has over 180 shops and restaurants to choose from, ranging from independent specialist retailers to high street names.

There is also a good choice of schools within the area including:

The James Oglethorpe Primary School, Engayne Primary School, St Joseph's Catholic Primary School, Hall Mead School (Ofsted Outstanding), The Coopers' Company and Coborn School and the Sacred Heart of Mary Girls' School.0

Upminster Station is 1.2 miles

**\*\*NO ONWARD CHAIN\*\***

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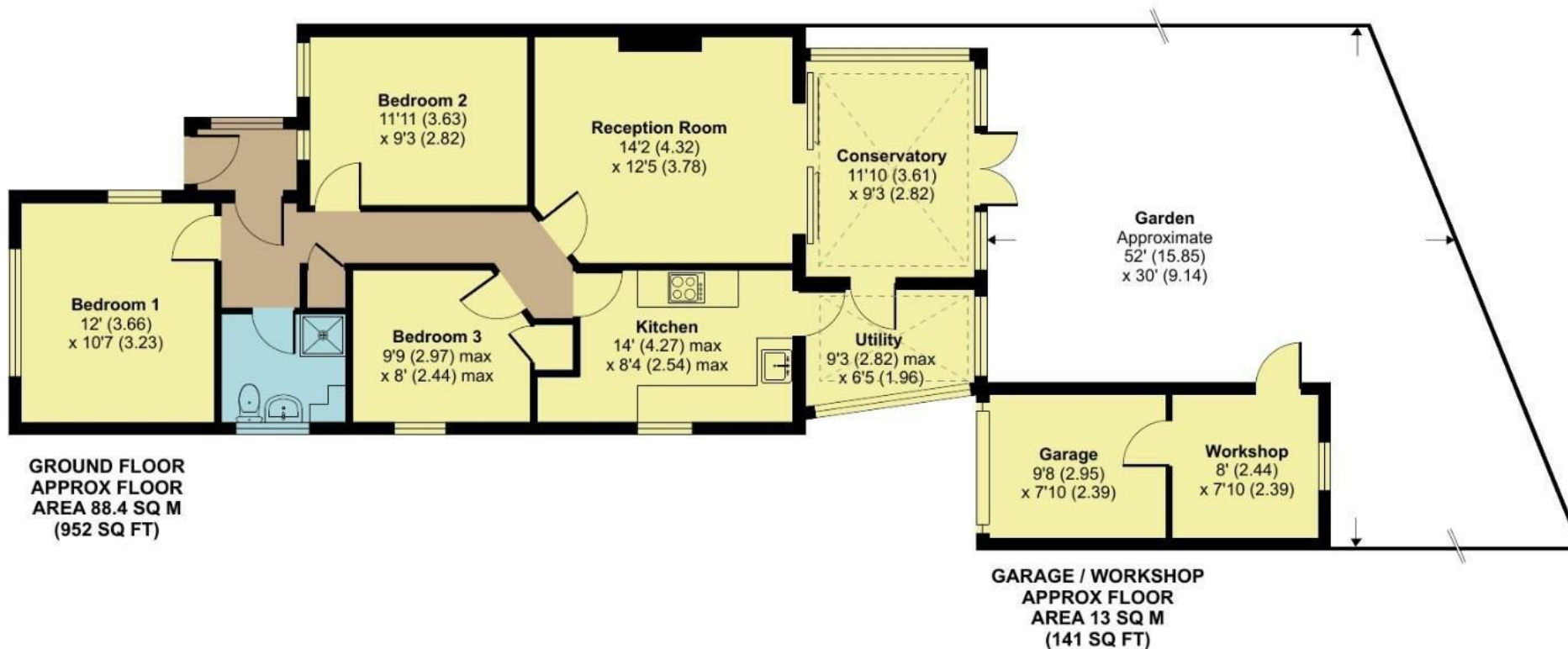
# Cranham Gardens, Upminster, RM14

Approximate Area = 952 sq ft / 88.4 sq m

Garage / Workshop = 141 sq ft / 13 sq m

Total = 1093 sq ft / 101.5 sq m

For identification only - Not to scale



### Entrance Hall

UPVC double glazed door to front and a spacious porch area.

Entrance hall comprising of; papered walls, fitted carpet and radiator.

### Reception Room

14'2" x 12'4"

UPVC double glazed doors to rear, papered walls, fitted carpet, fireplace and radiator.

### Kitchen

14'0" x 8'3"

UPVC double glazed windows to side and UPVC double glazed doors and window to rear.

Kitchen comprising of; a mix of eye level and base level cabinets, roll worktops with sink and drainer, built in oven, hob and extractor fan. Space for a fridge/freezer. A mix of papered walls and tiled splashback walls, tiled flooring.

### Utility

9'3" x 6'5"

Wood structure wrap around windows to side and rear, plumbing for a washing machine/dyer.

### Conservatory

11'10" x 9'3"

Wood structure wrap around windows to side and rear and wooden doors to rear.

Painted plastered walls, tiled flooring and radiator.

### Bedroom 1

12'0" x 10'7"

UPVC double glazed windows to front and side, painted plastered walls, fitted carpet and radiator.

### Bedroom 2

11'10" x 9'3"

UPVC double glazed windows to front, papered walls, fitted carpet and radiator.

### Bedroom 3

9'8" x 8'0"

UPVC double glazed windows to side, storage cupboard, painted plastered walls, fitted carpet and radiator.

### Bathroom

UPVC double glazed windows to side, w/c, pedestal hand wash basin, step in shower cubicle with attached overhead showerhead, built in cupboards. Tiled walls, laminate flooring.

### Garden

52'0" x 29'11"

Spacious garden with steps descending onto patio tiled flooring, healthy lawn surrounded by a mix of trees and shrubberies, bordered by wooden panel fencing.

### Garage

9'8" x 7'10"


Brick built garage with pull up shutter door to front. Workshop attached.

### Workshop

8'0" x 7'10"

Brick built workshop with UPVC double glazed windows to rear and UPVC double glazed door to side. Steps descending down into the garden.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















