

DURDEN & HUNT

INTERNATIONAL



Aldborough Road, Upminster RM14

£575,000

- Ideally Located For The District Line
- Large Kitchen, Living And Dining Space
- Downstairs WC
- Off Road Parking
- Three Bedrooms
- Charming Mature Garden
- Spa Like Bathroom

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Ideally Located For The District Line - Off Road Parking - Charming Mature Garden - Large Kitchen, Living And Dining Space - Three Bedrooms - Spa Like Bathroom - Downstairs WC



Council Tax Band: D



This exceptional, three bedroom home is ideally situated for the District Line and could be ideal for a growing family or those who commute into London. Having been well kept throughout the property benefits from a flexible layout, depending on your requirements.

One of the stand out room of the home has to be the expansive kitchen, living and dining space which could be ideal for those who love to socialise and entertain. The notably modern kitchen features a breakfast bar island, ideal for preparing and sharing meals, whilst the two additional areas offer versatile spaces to use as you need. The back area also opens onto the garden with bi fold doors creating a great indoor outdoor flow.

In addition a practical downstairs WC optimises the ground floor.

Upstairs both the generous primary bedroom and the second bedroom offer fitted wardrobes and the opportunity to create your own sanctuaries for rest and rejuvenation. The third bedroom is currently being utilised as a home office whilst all bedrooms are served by a large, spa like family bathroom.

There may be opportunity to develop the property with some neighbouring homes completing loft conversions for example (subject to planning).

Externally the property boasts convenient off road parking and side access to the charming rear garden. This good sized, mature space offers both patio and lawn areas, ideal for outdoor recreation and al fresco dining, and currently features a shed.

Ideally located for ample amenities, shops and well regarded schools the property offers excellent transport links including Upminster Bridge's

District line, offering direct access into The City. Additionally the A127 and M25 are a drive away whilst the local areas brings an abundance of green space to enjoy nature and the great outdoors.

Contact Durden & Hunt for a viewing!

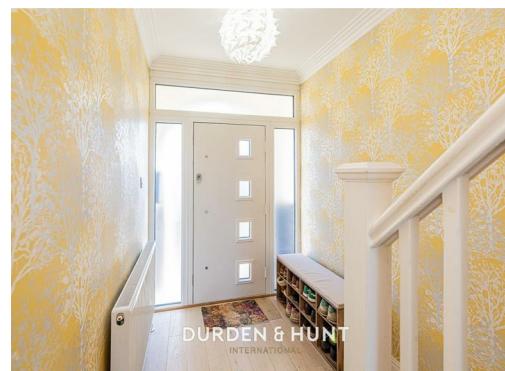
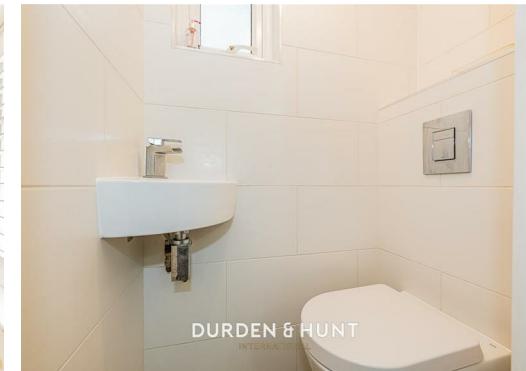
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Misrepresentations Act 1967. Property Misdescriptions Act 1991.

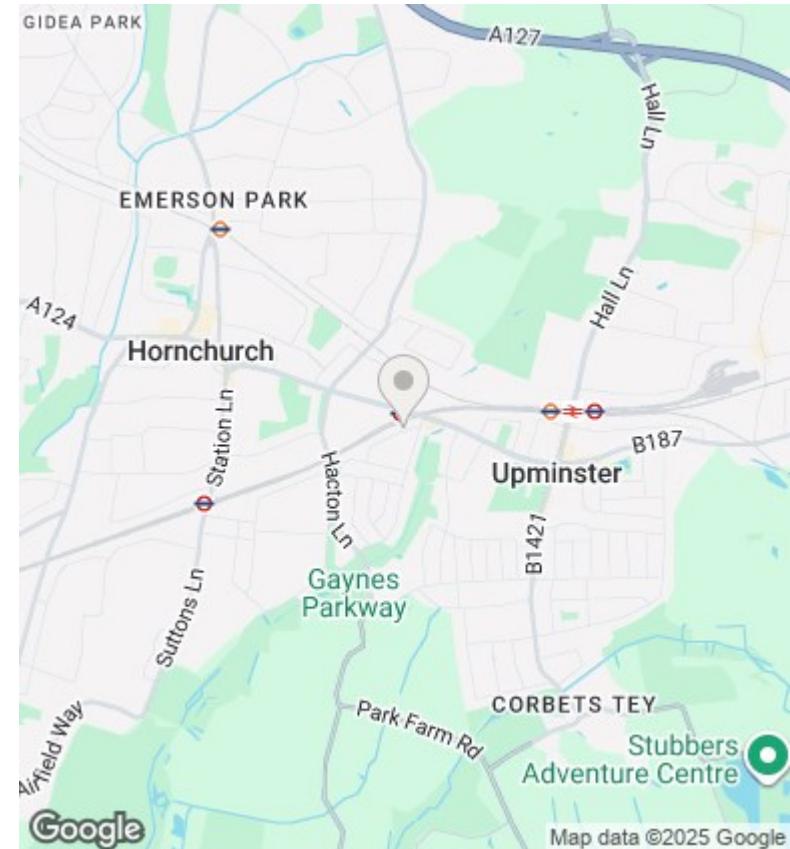
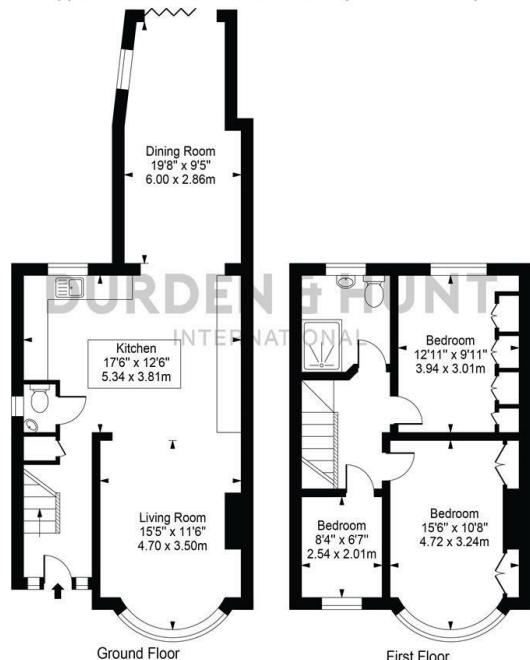
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buyers are advised to do their own research on distances.
Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property.
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Aldborough Road
Approx. Gross Internal Area 1132 Sq Ft - 105.16 Sq M



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	