

DURDEN & HUNT

INTERNATIONAL



St. Marys Lane, Upminster RM14

Offers In Excess Of £635,000

- Sought After Location
- Mature Garden
- Cosy Living Room
- Loft
- Excellent Transport Links
- Versatile Layout And Two Balconies
- Three Bedrooms
- Off Road Parking
- Good Sized Kitchen Diner
- Large Family Bathroom

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Sought After Location - Excellent Transport Links - Two Balconies - Off Road Parking - Mature Garden - Versatile Layout - Good Sized Kitchen Diner - Cosy Living Room - Three Bedrooms - Large Family Bathroom - Loft



Council Tax Band: A



Situated within a desirable area of Upminster this spacious home could be ideal for those looking for more space.

Sure to become the heart of the home is the generous kitchen diner which opens onto the garden and provides a place to cook meals and entertain guests. A cosy living room, which also opens onto the exterior, offers a room to relax and unwind after a long day.

Also located on the ground floor is a generous space, previously used as a salon, which could be a versatile room depending on your requirements with two separate entrances.

Upstairs three bedrooms create a flexible layout with the largest opening onto a private balcony and having direct access to the large family bathroom. The second bedroom also boasts a balcony whilst the large landing is currently set up as a home office area.

The expansive property also boasts a loft area. The property offers approximately 2,065 SQ Ft, including the space previously used as a salon, increasing to approximately 2,821 SQ Ft including the loft area (STP).

Externally the charming property benefits from off road parking and side access. To the rear a mature rear garden offers a place to enjoy al fresco meals with family and friends.

Ideally located for ample amenities, shops and well regarded schools the property offers excellent transport links including Upminster Station's Liberty, District and C2C lines. Additionally the A127 and M25 are a drive away whilst the local areas brings an abundance of green space to enjoy the great outdoors.

Contact Durden & Hunt for a viewing!

Council Band Havering A

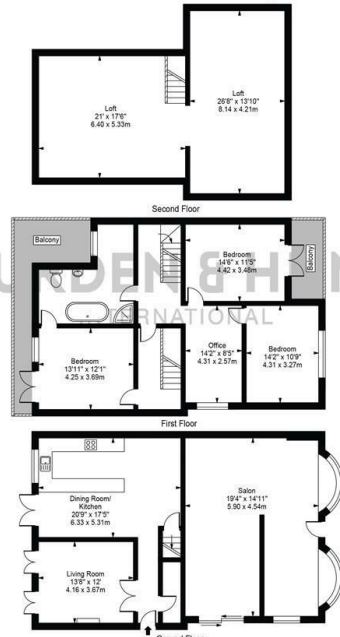
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Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, 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. Durden & Hunt are a proud member of The Property Ombudsmen.





St. Mary's Lane
 Approx. Total Internal Area 2821 Sq Ft - 262.07 Sq M
 (Including Salon)
 Approx. Gross Internal Area Of Salon 532 Sq Ft - 49.39 Sq M



For Illustration Purposes Only - Not To Scale

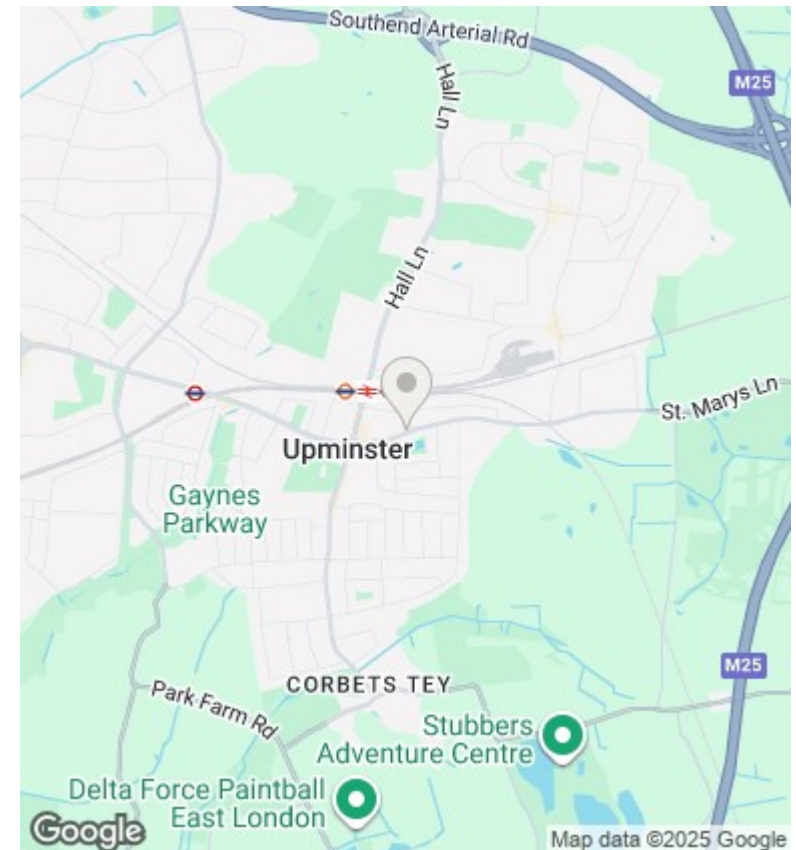
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC