

DURDEN & HUNT

INTERNATIONAL



Kennet Close, Upminster RM14

Offers In Excess Of £465,000

- Three Bedroom Family Home
- Large Through Lounge with Space For Lounge Area & Dining Area
- Garage with Designated Parking Space in Front of Garage
- Modern Kitchen
- Conservatory Room
- Cul-De-Sac
- Family Bathroom
- Easily Maintained Rear Garden

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Kennet Close, Upminster RM14

Three Bedroom Family Home - Family Bathroom - Large Through Lounge with Space For Lounge Area & Dining Area - Conservatory Room - Modern Kitchen - Easily Maintained Rear Garden - Garage



Council Tax Band: D



Durden & Hunt welcome to the market this spacious family home located just a short distance from Engayne Primary School.

Set in a quiet cul-de-sac this property has been meticulously refurbished and is offered in a move in ready condition.

The layout is perfect for a family and the ground floor comprises separate modern kitchen, large through lounge and conservatory room. The large through lounge has space for both a lounge area and a dining area and also opens onto the part brick built conservatory. The living space all connecting from front to back gives the it a very open and spacious feel.

Upstairs there are three well proportioned bedrooms and a family bathroom.

To the rear there is a good size and easily maintained garden, as well as a garage which can fit a small and a designated parking space in front of the garage. At the back of the garden there is a decked and covered area, which currently houses a hot tub.

Infront of the property there is a nice green and parking area which is non-allocated..

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

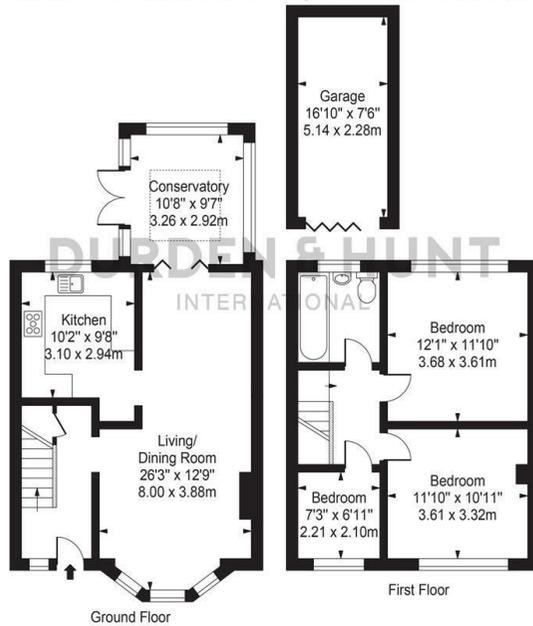
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure.

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.



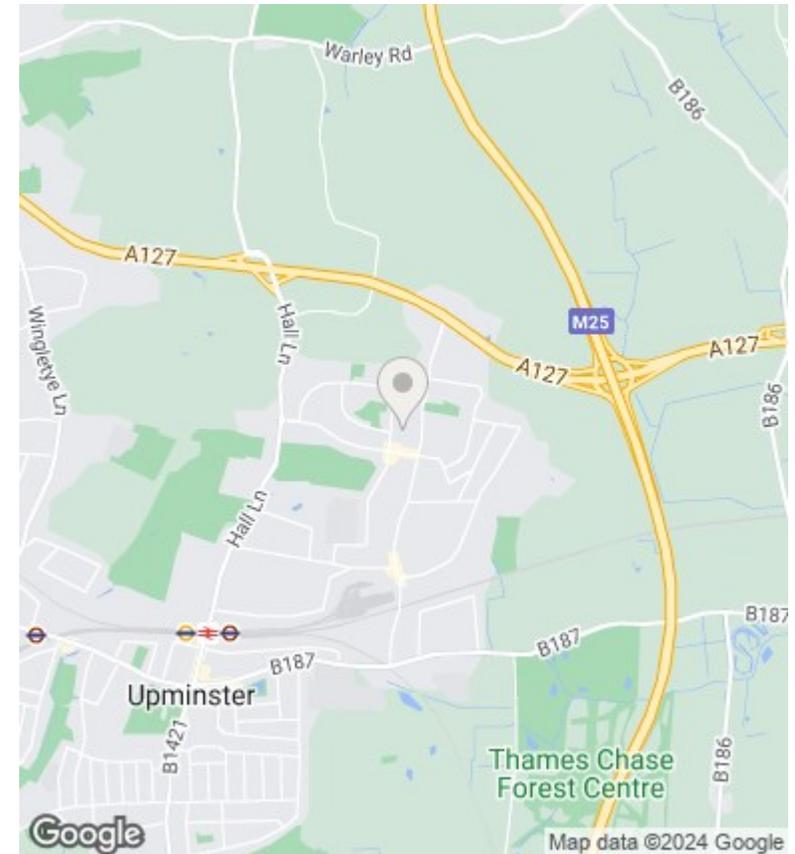


Kennet Close
 Approx. Total Internal Area 1181 Sq Ft - 109.69 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 126 Sq Ft - 11.72 Sq M



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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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	