

LABURNHAM GARDENS

UPMINSTER | ESSEX | RM14 1HX |



£585,000

Telephone 01708 222200

This modern detached house is conveniently situated with easy access to high-achieving schools, local shops in Cranham and Avon Road and bus services to Upminster town centre. An early viewing is essential to appreciate the spacious well-planned accommodation which is of a high standard throughout. EPC C.

- Cloakroom/WC
- Spacious Lounge/Diner
- Luxury Kitchen
- Master Bedroom with En-Suite Shower Room
- Family Bathroom
- Landscaped Garden with Cabin and Shed
- Garage with Own Drive
- Three Bedrooms

Entrance Hall

Double glazed entrance door, burglar alarm system, open plan to lounge, staircase to first floor.

Ground Floor Cloakroom

Comprising pedestal hand basin, low level wc, radiator, tiled floor and extractor fan.

Lounge/Diner 25'7 > 21'9 x 17'5

High level double glazed leaded window to flank, double glazed French doors with side light windows to rear garden, laminated floor, dado rail, coved ceiling, radiator and spotlights, provision for TV, feature fireplace with gas fire fitted, personal door to garage, cupboard under stairs.

Kitchen 10'2 x 8'

Double glazed leaded window to front, comprehensive range of light oak style wall and base units with granite working surfaces, ceramic tiled floor, inset sink with mixer tap, stainless steel built under oven with gas hob and extractor hood over, spotlights to ceiling, tiled to working area, integrated dishwasher and fridge/freezer, radiator, cupboard housing Vaillant combination gas boiler.

First Floor Landing

Double glazed Velux skylight window and double built in storage cupboard to eaves.

Bedroom One 14' x 12'1

Double glazed leaded window to rear, radiator, eaves access, door to:

En-Suite Shower Room/WC

Comprising corner entry shower with integrated shower, pedestal hand basin with mixer tap, low level wc, tiled floor, heated towel rail, fully tiled walls, extractor fan, spotlights to ceiling, double glazed window.

Bedroom Two 13'8 x 8'6

Double glazed window to front, laminated wood effect floor, spotlights to ceiling.

Bedroom Three 13'8 x 8'6

Double glazed window to front, spot lights to ceiling, radiator.

Family Bathroom/WC

Panelled bath with shower screen and integrated shower, pedestal hand basin with mixer tap, low level wc, fully tiled walls, tiled floor, double glazed window, shaver point, extractor fan, spotlights to ceiling, radiator.

Rear Garden

To the rear of the property there is an attractive, landscaped rear garden with extensive patio the remainder is mainly laid to lawn with border fencing, recreational cabin, shed and side access.

Garage 18'10 x 8'11

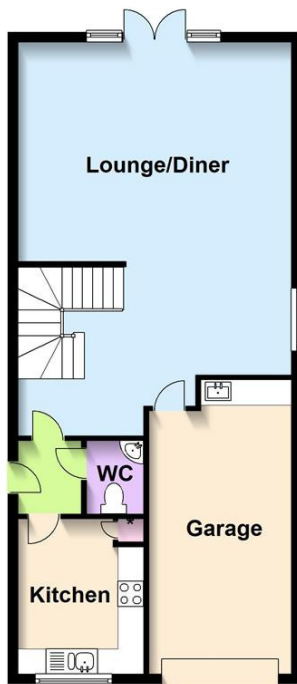
Remote powered garage door and has plumbing for an automatic washing with space for tumble, currently used a utility area with oak style wall and base unit with laminated floor, spotlights to ceiling.

Frontage

To the front of the property there is own drive access and spacious driveway giving ample off road parking.

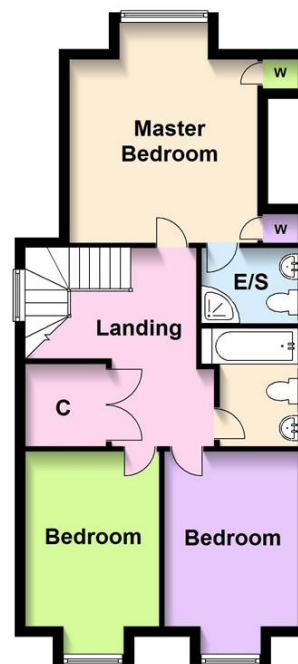
Ground Floor

Approx. 67.1 sq. metres (722.7 sq. feet)



First Floor

Approx. 57.6 sq. metres (620.4 sq. feet)



Total area: approx. 124.8 sq. metres (1343.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows 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.

Plan produced using PlanUp.