

INGREBOURNE GARDENS

UPMINSTER | ESSEX | RM14 1BJ



£550,000

Telephone 01708 222200

Conveniently situated with easy access to high-achieving schools for all ages, Coopers Coborn and Hall Mead Schools being within walking distance. Local shops in Cranham Village are close at hand as are bus services to Upminster town centre and station which is also within walking distance. There is an attractive entrance hall, a good size lounge and superb modern fitted kitchen open plan to a double glazed conservatory which overlooks the garden. Additionally there is a spacious Garage/Workshop, attractive rear garden and off road parking. Early viewing recommended. EPC Awaited.

- Spacious Entrance Hall
- Attractive Lounge
- Luxury Kitchen open plan to Conservatory
- Utility Room
- Three Good Size Bedrooms
- Bathroom WC with Shower
- Attractive Garden
- Detached Garage/Workshop

Spacious Entrance Hall

Double glazed entrance door and double glazed sidelight windows, ceramic tiled floor, staircase to first floor with cupboard under, radiator, space for computer station, Hive heating control panel.

Lounge 14' x 12'5

Double glazed Georgian style window to front, radiator and coved ceiling, provision for tv.

Luxury Kitchen 11'6 x 12'6

Comprehensive range of high-gloss wall and base units with laminated working surfaces, ceramic tiled floor, tiled to working area, LED spotlights, breakfast bar, stainless steel inset single drainer sink with mixer tap, integrated stainless steel double oven, five ring gas hob and extractor hood over, integrated dishwasher and integrated fridge, open plan to:

Double Glazed Conservatory 14'6 x 9'8

Double glazed French doors and double glazed windows, double glazed solar glass roof, Sanderson blinds, LED spotlights, provision for tv and cable, ceramic tiled floor, radiator.

Utility Room (off entrance hall) 7'7 x 7'1

Laminated working surface with inset stainless steel single drainer sink and mixer tap, wall mounted Ideal combination gas boiler, space for washing machine, tumble dryer and fridge/freezer, coved ceiling.

First Floor Landing

Double glazed window to flank and loft access.

Bedroom One 14' x 10'3 > 7'9 (to face of built in wardrobes)

Double glazed Georgian style window to front, radiator and coved ceiling.

Bedroom Two 12'6 x 11'1

Double glazed window to rear, radiator and storage cupboard.

Bedroom Three 8'7 x 8'7

Double glazed Georgian style window to front, radiator, built in wardrobe and built in wardrobe and storage cupboard.

Family Bathroom/WC

Comprising shower-end bath with fitted shower screen and electric shower over, double glazed window, pedestal hand basin, low level wc, fully tiled walls, radiator.

Frontage

To the front of the property there is off road parking and a shared drive which leads to:

Detached Garage/Workshop (overall dimensions 27' x 9'6)

Double glazed door to garden and double glazed window to flank, there is also an up and over door.

Rear Garden

Gated side entrance, patio and path the remainder predominantly laid to lawn with numerous shrubs. The property enjoys and pleasant outlook to the rear.

"Awaiting Floor Plan"