

Hall Lane | Upminster | Essex | RM14 1AT



An early viewing is essential to fully appreciate this substantial detached four bedroom family house which is conveniently situated on the favoured north side of the town, enjoying easy access to high-achieving schools for all ages, the town centre and station with its direct rail links to Fenchurch Street and The City. Extended to provide well-planned accommodation which comprises, an entrance hall, ground floor cloakroom/wc, lounge, open plan kitchen/diner/family room, and tv playroom. The garage has been adapted to provide a useful utility room. To the first floor there are four good size bedroom, luxury family bathroom/wc and further shower room/wc. To the front of the property there is an extensive driveway providing ample off road parking for numerous vehicles. The good size rear garden is attractively laid and there is scope to the side of the property for further extension, subject to local authority planning consent. EPC D.

Beresfords



Freehold

£825,000

Ground Floor Cloakroom/WC
Spacious Lounge
Open Plan Kitchen/Diner/Family Room
Television Room/Playroom
Four First Floor Bedrooms
Luxury Family Bathroom/WC
Further Shower Room/WC
Garage/Utility Room



Entrance Porch 7' x 5'2

Leaded double glazed stained glass entrance door, leaded double glazed obscure windows to flank, radiator.

Entrance Hall

Georgian style glazed door, oak flooring, radiator turn balustrade staircase, double glazed leaded obscure window to flank, cupboard under stairs, coved ceiling.

Ground Floor Cloakroom/WC

Oak floor, half tiled walls, double glazed leaded obscure window to front, suspended vanity hand basin with cupboard under, mixer tap and pop-up waste, low level wc, extractor fan, coved ceiling.

Lounge 18'1 x 11'5

Oak floor, square bay double glazed leaded window to front, fireplace, coved ceiling with ceiling rose, radiator, provision for tv.

Impressive Open Plan Kitchen/Diner/Family Room 19'11 > 18'9 x 18'1 < 21'6

Ceramic tiled floor, double glazed leaded obscure window to flank, double glazed window to rear, double glazed bi-folding doors to rear garden, inset spotlights to ceiling to kitchen area, coved ceiling, comprehensive range of wall and base units with oak working surfaces, tiled to working area, overhead lighting and concealed rail lighting, Rangemaster cooker with Tecnik extractor hood over, integrated dishwasher, island unit with integrated breakfast bar, inset enamel bowl and a quarter single drainer sink with mixer tap, American style fridge/freezer, double radiator, provision to tv, twin glazed doors leading to

TV Room/Playroom/Sitting Room 19' x 8'6

Double glazed leaded window to rear, oak floor, radiator, coved ceiling with spotlights, personal door to:

Garage/Utility Room 17'4 x 8'4

Laminated floor, matching wall and base units, glazed display units, laminated working surface and Corian style working surface with inset bowl and a quarter sink with drainer and mixer tap, space for washing machine and tumble dryer, garage doors with leaded double glazed windows to front.

Landing

Double glazed leaded window to flank, balustrade staircase, coved ceiling, spotlights and loft access, loft area housing gas boiler for heating and hot water.

Shower Room

Comprising shower enclosure with integrated shower with rainfall shower head, low level wc, pedestal hand basin with mixer tap and pop-up waste, chrome cylindrical heated towel rail, extractor fan, coved ceiling, double glazed obscure leaded window to rear, tiled floor, fully tiled walls.

Bedroom 11'6 x 10'3

Double glazed leaded window to rear, radiator, built in wardrobes with divan recess and overhead cupboards, airing cupboard with lagged tank, provision for tv, laminated wood effect flooring.

Bedroom 10'9 x 7'

Double glazed leaded window to front, double glazed leaded window to flank, radiator, coved ceiling, laminated wood effect flooring.

Bedroom 13'3 x 11'6

Leaded double glazed window to front, radiator, coved ceiling and range of built in wardrobes.

Bedroom 11'6 x 8'5

Laminated wood effect floor, double glazed leaded window to front, radiator, twin wardrobe cupboard, coved ceiling, provision for tv.

Luxury Family Bathroom 8'5 x 10'

Free-standing bath with integrated mixer taps, twin wash stands with twin Travertine vanity hand basins with integrated mixer taps, part tiled walls, tiled floor, extractor fan, illuminated niche, chrome heated towel rail, wall light points, spotlights to coved ceiling, double glazed obscure leaded window to rear, airing cupboard with lagged water tank, twin mirrors with overhead lighting, suspended low level wc with concealed cistern.

Frontage

To the front of the property there is an extensive own drive with ample off road parking for numerous vehicles and access to the garage.

Rear Garden

There is a good size rear garden enjoying a secluded aspect, it is attractively landscaped with three patio areas, pergola, workshop with power and lighting, water feature, outside power and garden lighting, the remainder is predominantly laid to lawn with trees and shrubs. There is a side gate giving access to the front of the property.

"Awaiting Floor Plan"

