

## Spenser Crescent | Upminster | Essex | RM14 1AN



Situated in a sought after road on the North side of the town backing onto the Ingrebourne Valley and Upminster Golf Course. An early viewing is essential to fully appreciate this semi-detached family house which has been extended and developed to an exceptionally high standard throughout. The accommodation comprises an attractive entrance hall, spacious lounge and separate dining room, open plan to a superb kitchen/diner/family room with bi-folding doors and roof lantern. There is also a ground floor cloakroom/wc and utility room. There are four first floor bedrooms, the master bedroom having a luxury en-suite bathroom/wc. There is also a separate shower room/wc on the first floor. Externally there is a large landscaped garden which enjoys panoramic views and has a westerly aspect. There is an integral garage with spacious own drive plus there is a large detached games room/storage area in the rear garden. EPC D.





## In Brief

Lounge

Family Room

Kitchen/Diner/Family Room

Cloakroom and Utility Room

Four Bedrooms

En-Suite and Separate Shower Room

Superb Landscaped Garden

Garage and Games Room

Freehold

**Guide Price £900,000-£960,000**



# SPENSER CRESCENT

U P M I N S T E R | E S S E X | R M 1 4 1 A N

**Enclosed Entrance Porch:** Part glazed entrance door with bullion and sidelight windows, tiled floor.

**Entrance Hall:** Double glazed leaded light entrance door and leaded light double glazed sidelight windows, dado rail, tiled floor, school style radiator, Oak balustrade staircase, spotlights to ceiling, coved ceiling, cupboard understairs.

**Front Reception Room:** 13'8 x 13'8 – Half square bay double glazed window to front elevation, part Oak parquet flooring to surround with carpeted centre, fireplace, coved ceiling, two radiators, provision for flat screen television.

**Family Room:** 14'4 x 11'6 – Tiled floor, coved ceiling with central ceiling rose, radiator, open plan to:

**Kitchen/Diner/Family Room Extension:** 19'10 x 8'7 **Adjoining Kitchen:** 11' x 8'4 – Double glazed roof lantern, double glazed window to rear elevation and double glazed bi-folding doors to garden. Stone tiled floor, spotlights to ceiling, two feature radiators, Island unit with granite working surface and Oak breakfast bar, integrated wine cooler. Kitchen with comprehensive range of matching wall and base units with granite working surfaces, integral wine rack, space for Range cooker, spotlights to coved ceiling, space for fridge/freezer, integrated dishwasher, stainless steel single bowl sink with mixer tap.

**Utility Room:** 9'4 x 5'11 x 8'8 – Double glazed window to rear elevation, stainless steel single drainer sink with mixer tap, space for washing machine and tumble dryer, spotlights to coved ceiling, stone tiled floor, double glazed door to side elevation leading to garden, radiator.

**Ground Floor Cloakroom/WC:** Comprising hand basin with mixer tap and pop-up waste, low level wc, combined towel rail and radiator, spotlights to coved ceiling, double glazed window.

**Landing:** Double glazed obscure window to flank, Oak balustrade staircase, dado rail, spotlights to coved ceiling, smoke alarm and radiator.

**Bedroom:** 14'4 x 11'2 – Double glazed window to rear elevation, radiator, coved ceiling, spotlights, provision for flat screen television. Open plan to:

**Luxury En-Suite Bathroom:** 11' x 8'7 – Floor standing bath with antique style mixer tap and shower attachment, suspended hand basin with mixer tap and pop-up waste, low level wc, extractor fan, spotlights to ceiling, fully tiled walls, tiled floor, double glazed window to rear elevation, combined towel rail and radiator.

**Bedroom:** 13'10 x 12'2 – Double glazed window to front elevation, radiator, coved ceiling and spotlights.

**Bedroom:** 12'10 x 9'1 – Double glazed window to front and rear elevations, radiator, provision for flat screen television, spotlights and coved ceiling.

**Bedroom:** 7'9 x 7'11 – Double glazed window to flank, circular leaded light feature window to front elevation, radiator, wardrobe cupboard, laminated floor.

**Shower Room:** 8'9 x 5'11 – Plate glass door, fully tiled walls and floor, suspended hand basin with mixer tap and pop-up waste, low level wc, bidet, corner entry shower with integrated shower, radiator and towel rail, spotlights, extractor fan.

## Exterior

To the front of the property there is an extensive block paved drive giving ample off road parking and access to:

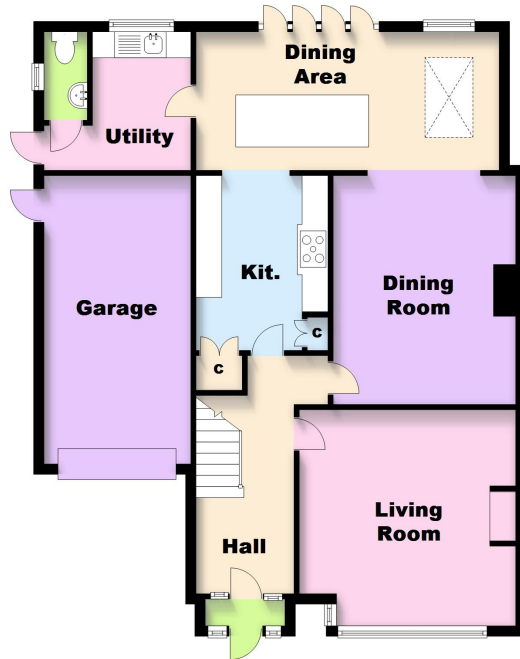
**Integral Garage:** 18'3 x 9'3 – Houses gas central heating boiler. There is also a personal door giving access to the side entrance into the garden.

**Garden:** To the rear of the property there is a superb landscaped rear garden which overlooks the Ingrebourne Valley and Upminster Golf Course enjoying panoramic views. It has a westerly aspect with a raised decking area, steps down to the garden, there is a large detached garage which has been converted into storage area 15'9 x 9'2 and games room 16'1 x 14'10 with power and lighting. There is also a further storage shed to the corner of the rear garden.



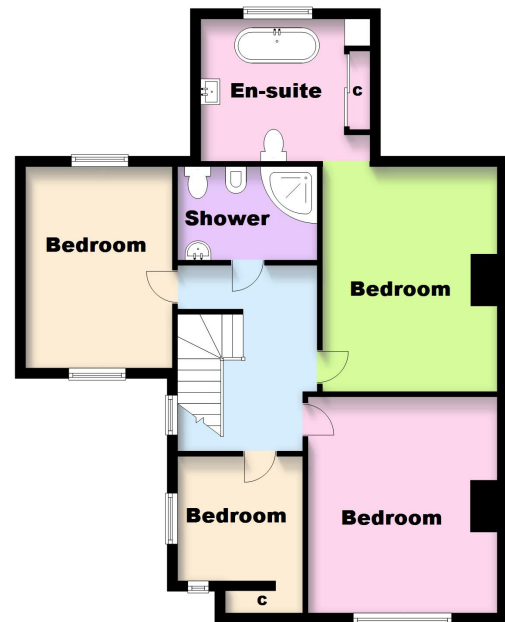
## Ground Floor

Approx. 93.8 sq. metres (1010.1 sq. feet)



## First Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



**Total area: approx. 167.3 sq. metres (1801.3 sq. feet)**

**Whilst every effort has been made to ensure the accuracy of the Floor Plan, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, mistatement or omission. The Floor Plan is provided for illustrative purposes and should be used as such by any potential purchaser.**

**Plan produced using PlanUp.**

