

## Ingrebourne Gardens | Upminster | Essex | RM14 1BQ



Situated on the north side of Upminster, we have for sale this five bedroom detached executive home. The property is spread over three levels with an impressive master bedroom with an en-suite bathroom. There are many fine features including modern style kitchen. There is a garage and off road parking. Upminster offers excellent links to The City and London Fenchurch Street, it also has high achieving schools for all ages and excellent transport links. To appreciate this property to its full potential, an early internal inspection is strongly recommended. EPC C



## In Brief

Detached Executive Five Bedroom House

North Side of Upminster

Impressive Master Bedroom with En-Suite Bathroom

Bedroom Two with En-Suite Shower Room

Family Bathroom

Ground Floor Cloakroom

Integral Garage

Off Road Parking

Solar Panels

Attractive Rear Garden

Freehold

**£1,125,000**





Entrance Door into Entrance Hall

## Entrance Hall

Obscure double glazed window to the front, two radiators, stairs to first floor, under-stairs storage cupboard, wood style flooring and doors off to:

## Dining Room 15'3 x 14' max into bay window

Double glazed bay window to the front, radiators, wood style flooring, recessed lighting, feature fireplace incorporating gas coal effect fire with stone style surround.

## Ground Floor Cloakroom

Low level wc, recessed wash hand basin, tiled walls and tiled flooring, extract fan.

## Lounge 22'5 x 14'8 max into alcoves

Double glazed doors to the rear with side panels, double doors to dining room, two radiators.

## Kitchen 17'9 x 14'4 plus door recess

Double glazed windows to the rear, double glazed skylight window to the rear, single sink drainer with cupboard beneath, mixer tap, wall and base cupboards and work surfaces, central breakfast bar island with drawers and cupboards, built in cooking range with extractor hood, integral washing machine and dishwasher, space for American style fridge/freezer, radiator, part double glazed door to the rear patio area, pull out larder cupboard and wine rack shelving, recessed lighting.

## Garage 18'6 x 8' (internal measurements)

Power and lighting.

## First Floor Landing

Obscure double glazed window to side, stairs to top floor, recessed lighting and doors off to:

## Family Bathroom 13'7 max. x 8'3 max.

Built in airing cupboard, free-standing bath with mixer tap, wash hand basin, bidet and low level wc, heated towel rail, tiled flooring, tiled walls.

## Bedroom Five 10'7 max. x 8'8

Double glazed window, radiator.

## Bedroom Four 16'5 x 10'5

Double glazed bay window, radiator, fitted wardrobes.

## Bedroom Three/Study 16'1 max. x 13'5 max.

Sound-proofing, air conditioning unit, double glazed window and radiator.

## Bedroom Two 15'5 x 10'5 plus door recess

Two double glazed windows, two radiators, built in wardrobes, door to en-suite.

## En-Suite Shower Room

One and a half shower cubicle, suspended wash hand basin, low level wc, obscure double glazed window to the side, heated towel rail.

## Second Floor Landing

Door off to:

## Master Bedroom 23'11 x 19'5 max. (some restricted head height)

Two radiators, access to storage area (doorway restricted head height), walk in wardrobes with hanging rails and shelving, double glazed window, recessed lighting and door to:

## En-Suite Bathroom

Walk in shower, bath with mixer tap, low level wc, wash hand basin, tiled walls and flooring, extractor fan.

## Frontage

To the front of the property there is off road parking and access to garage and entrance door, side access gate to the rear.

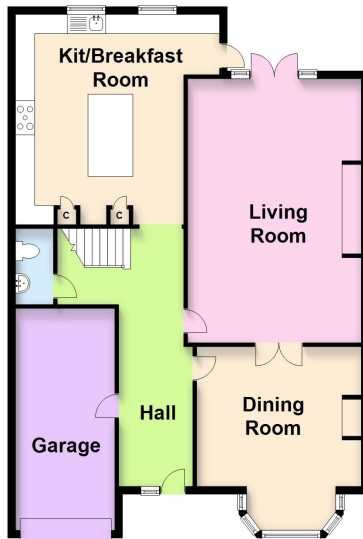
## Rear Garden

To the rear of the property there is a paved patio area with steps down to lawn area with established plants trees and shrubs and mainly fenced borders.



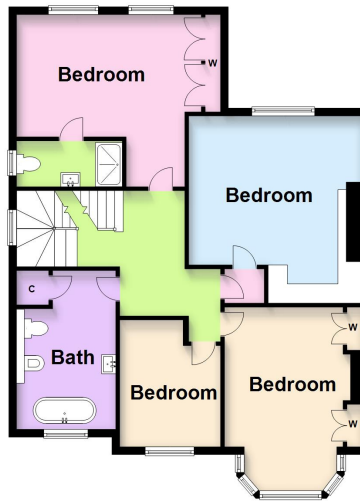
## Ground Floor

Approx. 109.2 sq. metres (1175.7 sq. feet)



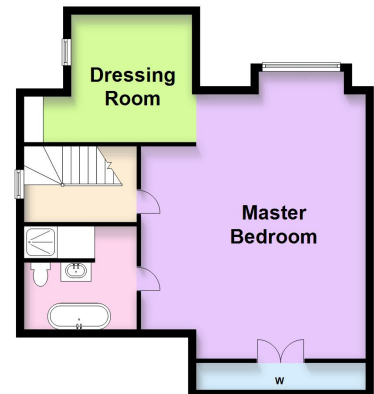
## First Floor

Approx. 92.4 sq. metres (994.3 sq. feet)



## Second Floor

Approx. 68.9 sq. metres (741.7 sq. feet)



Total area: approx. 270.5 sq. metres (2911.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and only should be used as such.

Plan produced using PlanUp.

