

Hall Lane | Upminster | Essex | RM14 1AF



This five bedroom detached character house is situated in a highly sought after location on the North side of Upminster within easy walking distance of Upminster town centre and station with its direct rail links to Fenchurch Street and The City. High achieving schools for all ages are also easily accessible. Offering spacious accommodation over three floors, the property offers impressive accommodation which includes a spacious reception hall, three reception rooms plus Orangery, luxury fitted kitchen, utility room and ground floor cloakroom with shower. There are four first floor bedrooms and family bathroom/wc and a further spacious bedroom suite to the second floor which has an en-suite shower room/wc and walk-in wardrobe. The property also enjoys a large mature West facing garden and there is an attached garage with sweep carriage driveway. An early viewing is recommended. EPC D.

Beresfords



In Brief

Five Bedrooms

Three Reception Rooms

Orangery

Cloakroom/Shower Room

En-Suite and Family Bathroom

Fitted Kitchen and Utility Room

Large Mature West Facing Garden

Garage and Sweep Drive

Freehold

£1,450,000



Enclosed Entrance Porch: Leaded light stained glass windows, twin entrance doors, tiled floor, spotlights to ceiling.

Reception Hall: 15'8 x 11'5 – Twin glazed doors and sidelight windows to front elevation, fireplace, turning balustrade staircase, dado rail, radiator.

Front Reception Room: 15' < 17'7 x 15'9 – Freize ceiling with central ceiling rose, recessed arched fireplace, open fireplace, twin leaded light stained glass sidelight windows, dado rail, two radiators, picture rail, double glazed square bay window to front elevation.

Rear Reception Room: 15' x 14'11 – Pine fireplace with flame gas fire, coved ceiling with picture rail, radiator, twin glazed French doors and sidelight windows. Leading through to:

Orangery: 14'6 x 10'3 – Double glazed French doors and double glazed sidelight windows to garden, electrically controlled six Velux double glazed skylight windows to vaulted ceiling, inset spotlights, dado rail, wall lights. Door to:

Study: 12'1 x 8'9 – Velux double glazed skylight window, radiator, dado rail, bookcase, personal door to garage.

Shower Room/WC: 6'1 x 8'10 – Comprising pedestal hand basin, low level wc, bidet, corner entry shower with integrated shower, combined towel rail and radiator, twin double glazed obscure windows to rear elevation, spotlights to ceiling, tiled floor, half close boarded walls.

Kitchen: 12'4 x 11'5 – Double glazed window to rear elevation and door to garden, slate floor, comprehensive range of bespoke wall and base units with granite working surfaces, island unit with breakfast bar and drawers under, glazed display units, integrated stainless steel Neff double oven, five ring gas hob with extractor hood over, integrated Bosch dishwasher, space for fridge/freezer, tiled to working area.

Utility Room: 11'3 x 6'7 – Range of built-in units with Oak working surfaces, slate tiled floor, twin double glazed Sash windows to flank, radiator, space for washing machine and tumble dryer, space for wine fridge, built-in bookcase. Door leading to cellar.

First Floor Landing: Stained glass leaded window to flank, dado rail, picture rail, balustrade staircase.

Bathroom: 8'6 x 8'4 – Two double glazed Sash windows to flank, bath with mixer tap, low level wc and bidet, pedestal hand basin, shower enclosure with Bristan electric shower, part tiled walls, radiator and towel rail combined, spotlights to ceiling, tiled floor.

Bedroom/Study: 11' x 9'5 – Double glazed French doors and double glazed sidelights to front elevation to balcony, fireplace, radiator, bookshelves, dado rail.

Bedroom: 18'2 x 14'11 – Square bay double glazed window to front elevation, radiator, coved cornice, picture rail and dado rail, fireplace, double wardrobe cupboard.

Bedroom: 14'4 x 12'8 – Two double glazed Sash windows to rear elevation, radiator, fireplace and twin wardrobes and built-in bookshelves, picture rail.

Bedroom: 10'6 x 11'9 > 7'1 – Sash window to rear elevation, radiator, built-in wardrobe, dressing table with drawers, twin display units and bedside units, picture rail.

Second Floor Landing: Loft access, balustrade staircase, picture rail and dado rail.

Bedroom: 15'8 x 15'11 – Double glazed window to rear elevation with cupboards built into bay, some restricted headroom, radiator, double glazed window to flank, dado rail, air conditioning unit. Door to:

En-Suite Shower Room/WC: Travertine style tiled floor, concealed cistern low level wc and bidet, vanity hand basin with mixer tap and pop up waste, cupboards under, shower enclosure with integrated shower, shower attachment and rainfall shower head, combined towel rail and radiator combined, half boarded walls, dado rail, Velux skylight window, eaves access, spotlights to ceiling, some restricted headroom.

Exterior: The property enjoys a superb West facing garden. There is a large ornamental fish pond, numerous evergreen shrubs and trees, greenhouse, garden shed and workshop with light and power. There is a large lawn area. The garden enjoys a high degree of privacy and seclusion.

To the front of the property there is a carriage sweep driveway giving ample off road car parking also leads to the:

Attached Garage: 17'1 x 9'6 > 7'2 – Double doors to the front elevation, power and lighting.

"Awaiting FloorPlan"

