



**3 Little Malgraves Cottages Lower Dunton Road,
Upminster, Essex RM14 3TD**

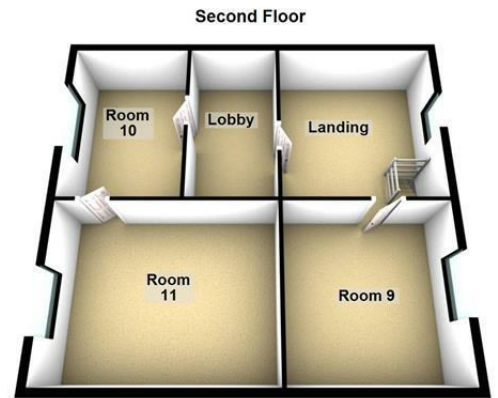
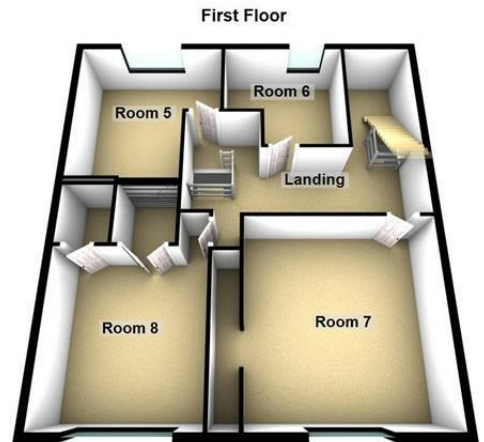
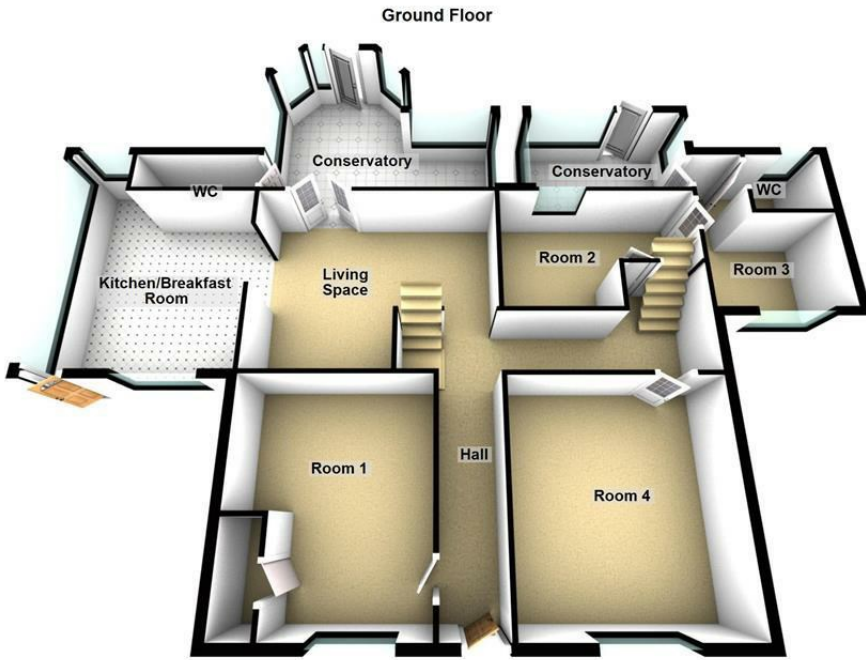
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Little Malgraves is a character home offering extensive accommodation with 13 rooms and an additional 15 external rooms providing much scope for multiple use set with grounds of 6 acres and extensive parking
Situating in a delightful semi rural area being close to Golf courses and major road links providing direct access to A13 A127 & M25 motorways

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	41
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	