

Gates, Parish & Co.

32 Station Road
Upminster
Essex RM14 2TX

Book a viewing on 01708 250033

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All properties are offered subject to contract and being unsold. Whilst every care has been exercised in the preparation of these particulars they are not intended to form part of any contract. All photographs/measurements are for guidance purposes only. Services have not been tested and prospective purchasers should rely upon their own survey and investigations. Fixtures and fittings are not included unless specifically stated.

ESTABLISHED 1921



GATES, PARISH & CO.

Chartered Surveyors · Estate Agents · Valuers

Open House-by appointment
only on Saturday, 10 February
between 2-4pm



Grosvenor Gardens, Upminster

20 Grosvenor Gardens, Upminster RM14 1DJ

Offers in the region of £800,000 Freehold

A rare opportunity to acquire a four bedroom semi-detached house situated on the favoured north side of Upminster in a highly regarded residential turning.

Upminster is renowned for the excellence of its schools and situated nearest the property is Hall Mead School, The James Oglethorpe Primary School, Gaynes School and Saint Joseph's Catholic Primary School.

Upminster town centre offers a comprehensive range of shops including high street chains, Waitrose & Aldi supermarkets, M&S Simply Food and Roomes, the long established department store. There are also a good number of restaurants, high street banks and a local library.

One of Upminster's main attractions to residents is its unbeatable commuter links. Fenchurch Street in the heart of the City can be reached in as little as 20 minutes via the c2c service from Upminster station, which is also served by the District Line. Travelling by road just 2½ miles from the town centre will take you to J29 of the M25.

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Our ref. IAMACJA00818

Ground Floor

Entrance Hall

Two Reception Rooms

Breakfast Room

Fitted Kitchen

First Floor

Three Bedrooms

Bathroom

Separate WC

Second Floor

Bedroom with Ensuite W/C

Additional Features

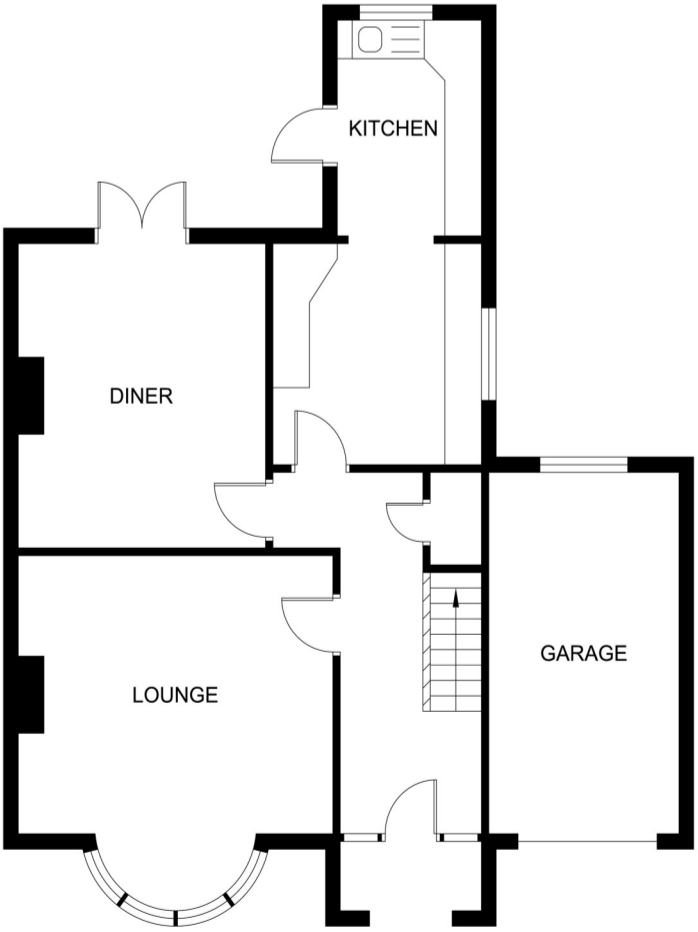
Gas Fired Central Heating

Double Glazed

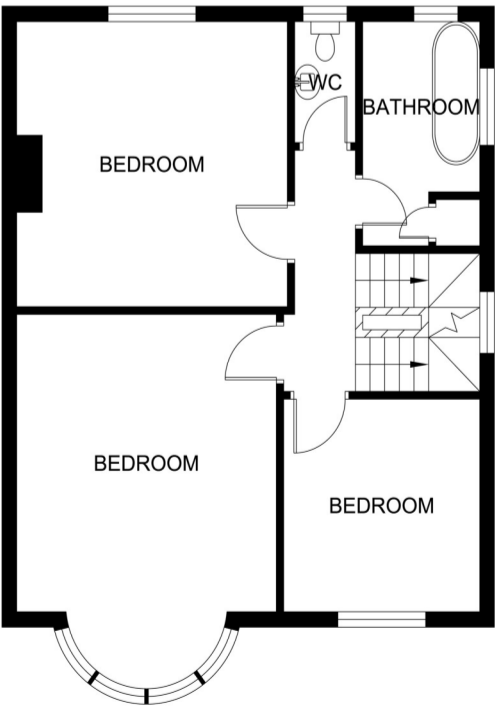
East Facing Rear Garden

Own Driveway to Garage

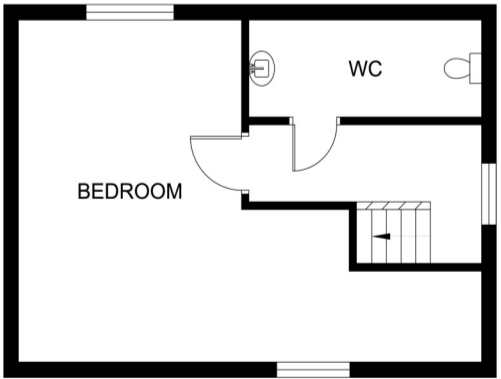
Additional Off-Road Parking



GROUND FLOOR
APPROX. FLOOR
AREA 759 SQ. FT.
(70.48 SQ. M)



FIRST FLOOR
APPROX. FLOOR
AREA 540 SQ. FT.
(50.17 SQ. M)



SECOND FLOOR
APPROX. FLOOR
AREA 302 SQ. FT.
(28.10 SQ. M)

TOTAL APPROX. FLOOR AREA 1601 SQ.FT. (148.75 SQ.M.)
Measurements are approximate. Not to Scale. Illustrative purposes only

OUTSIDE THE PROPERTY:

The rear garden has a loggia area, patio area and is arranged to lawn flanked by herbaceous borders stocked with a variety of trees and shrubs. To the front of the house is a single garage measuring 7'10 X 15'6 which is approached by its own driveway which in turn, offers additional off-road parking space for several vehicles.

EPC Rating: D

Current Council

Tax Band: F



ENTRANCE HALL:

Stairs to the first floor with storage cupboard under, radiator, moulded cornice to ceiling.

LOUNGE: 15'4 X 14'

This room features a brick built fireplace, moulded cornice to the ceiling, radiator and double glazed bay window to front aspect.

DINING ROOM: 11'1 X 13'

Moulded cornice to the ceiling, radiator and double glazed twin doors leading out to the rear garden.

BREAKFAST ROOM: 9' X 9'5

Fitted wall and base units, work surface areas, two fitted window seats, tiling to the walls, vinyl flooring, radiator, double glazed window to side aspect and archway to:

KITCHEN: 6'5 X 9'1

The kitchen has been professionally designed to incorporate a whole host of cupboards and drawers complimented by work surfaces, whilst integral appliances include an automatic dishwasher and refrigerator. Single drainer stainless steel sink unit fitted with a mixer tap, electric double oven and hob, tiling to the walls, vinyl flooring, radiator, double glazed window to rear aspect and glazed door leading to the garden.

FIRST FLOOR LANDING:

Featuring the original sash window to side aspect with leaded lights and coloured glass, stairs to fourth bedroom.





Bedroom four with ensuite W/C





Bedroom one



Bedroom two



Bedroom three



Bathroom





BEDROOM ONE: 11'7 X 17'7

Built in wardrobes with overhead storage and vanity area with mirror mounted above, radiator, coved cornice to ceiling and double glazed bay window to front aspect.

BEDROOM TWO: 12'2 X 12'1

Fitted cupboards and shelving, coved cornice to ceiling, radiator and double glazed window to rear aspect.

BEDROOM THREE: 9' X 9'1

Coved cornice to ceiling, radiator and double glazed window to front aspect.

BATHROOM:

Panelled corner bath with separate electric shower over, pedestal wash basin, radiator, fully tiled walls, vinyl flooring and original sliding sash window to side aspect with leaded lights and coloured glass.

SEPARATE WC:

Low flush W/C, wash basin, radiator, vinyl flooring and double glazed window to rear aspect.

SECOND FLOOR OFFERING:

BEDROOM FOUR: 9'11 X 20' (maximum measurements, 'L' shaped room)

Double glazed Velux windows to front and rear aspects, access to eaves storage areas.

