



**HUNTERS**<sup>®</sup>  
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212 Front Lane, Upminster, Essex, RM14 1LW



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Asking Price £600,000

Hunters Hornchurch are delighted to offer for sale this well presented and extended semi detached house situated in Upminster. The property comprises of: entrance hallway, lounge, dining kitchen, utility room and cloakroom. To the first floor are three bedrooms, study and family bathroom. The main bedroom is situated on the top floor and has an en-suite shower room. Externally to the front the property offers off road parking, with a well stocked garden to the rear which also has a detached garage and further outbuilding. The property is situated 1 mile from Upminster Town Centre which has over 180 shops and restaurants to choose from, ranging from independent specialist retailers to high street names.

There is also a good choice of schools within the area including:

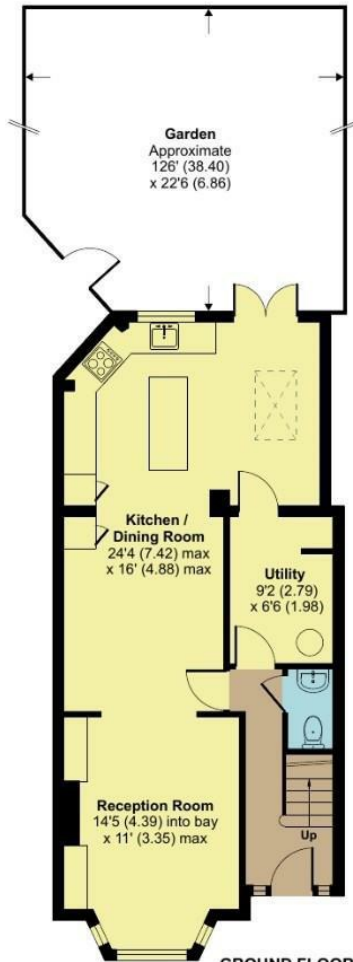
Coopers Company and Coborn School, Hall Mead School (Ofsted rated "outstanding") and Engayne Primary School (Ofsted rated 'outstanding').

Upminster Station is 1.3 miles.

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120  
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# Front Lane, Upminster, RM14

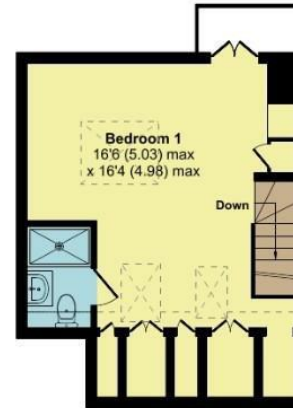
Approximate Area = 1380 sq ft / 128.2 sq m  
 Limited Use Area(s) = 71 sq ft / 6.5 sq m  
 Garage = 182 sq ft / 16.9 sq m  
 Outbuilding = 165 sq ft / 15.3 sq m  
 Total = 1798 sq ft / 166.9 sq m  
 For identification only - Not to scale



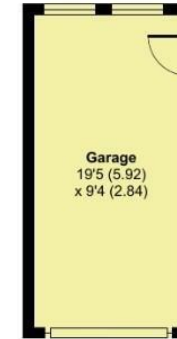
**GROUND FLOOR**  
APPROX FLOOR  
AREA 56.4 SQ M  
( 608 SQ FT)



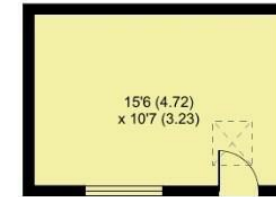
**FIRST FLOOR**  
APPROX FLOOR  
AREA 47.4 SQ M  
( 511 SQ FT)



**SECOND FLOOR**  
APPROX FLOOR  
AREA 30.8 SQ M  
( 332 SQ FT)



**GARAGE**  
APPROX FLOOR  
AREA 16.9 SQ M  
( 182 SQ FT)



**OUTBUILDING**  
APPROX FLOOR  
AREA 15.3 SQ M  
( 165 SQ FT)

Denotes restricted  
head height



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1074943

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		56	81
England & Wales		EU Directive 2002/91/EC	

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

### Frontage

Paved driveway with off road parking, low level wall to front

### Hallway

Solid wood front door with stained glass feature to front, plastered painted walls with wood paneling, solid oak flooring, radiator

### Reception Room

14'5" into bay x 11' max  
UPVC double glazed bay window to front, plastered painted walls with wood paneling, fitted wooden units, fire with fire surround and hearth, solid oak flooring, radiators

### Kitchen / Dining Room

24'4" max x 16'0" max  
UPVC double glazed door and double glazed window to rear, fitted kitchen with a mix of eye level and base units, solid wood worktops, inset sink and drainer, integrated fridge freezer, AGA oven, breakfast bar, solid oak flooring, plastered painted walls, dining area with plastered painted walls, laminate flooring, radiator

### Utility

9'2" x 6'6"  
Mix of eye level and base units, inset sink and drainer, space and plumbing for washing machine, tiled flooring

### Cloakroom

Low level w/c, sink, plastered painted walls, tiled flooring

### Stairs and Landing

Plastered painted walls with wood paneling, fitted carpet

### Bedroom Two

12'10" max x 10'0" max  
UPVC double glazed window to rear, plastered painted walls, wood paneling, fitted wardrobes, laminate flooring, radiator

### Bedroom Three

12'0" x 10'1"  
UPVC double glazed windows to front and side, plastered painted walls, laminate flooring, radiator

### Bedroom Four

10'0" x 8'11"  
UPVC double glazed window to side, plastered painted walls, laminate flooring, radiator

### Bathroom

UPVC double glazed window to rear, bath suite comprising of: low level w/c, pedestal hand wash basin, oval bath, step in shower with tiled walls and wall mounter shower, painted plastered walls with part tiled walls, tiled flooring

### Study

7'2" max x 6'5"  
PVC double glazed window to front, plastered painted walls, laminate flooring

### Stairs and Landing

Plastered painted walls, fitted carpet, stairs leading to main bedroom

### Bedroom One

16'6" max x 16'4" max  
Velux window to front, skylight, UPVC double glazed Juliette balcony to rear, plastered painted walls, fitted wall units with TV, laminate flooring, radiator

### En-Suite

Velux window, low level w/c, vanity sink unit, step in shower cubicle with raindrop shower, tiled walls, plastered painted walls with wood paneling, laminate flooring

### Garden


126' x 22'6"  
Patio area leading onto lawn, bordered by wood paneled fencing and a mix of trees and shrubs

### Garage

19'5" x 9'4"  
Detached garage with wooden doors to front, door and window to side, window to rear

### Outbuilding

15'6" x 10'7"  
Detached outbuilding to the rear, door and window to front

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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







