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71 Roseberry Gardens, Upminster, RM14 1NN

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Offers In Excess Of £400,000

Hunters, Hornchurch are delighted to offer for sale this end of terrace property situated in Cranham, Upminster.

The property comprises of: UPVC double glazed porch leading to entrance hallway, lounge and fitted kitchen and dining area. To the first floor you will find two double bedrooms and family bathroom.

Externally to the front is a garden laid to lawn. To the rear is a well stocked garden with raised decked area, lawn, garden sleepers with a mix of plants and shrubs bordered by wood panelled fencing. There is also a wooden outbuilding and brick built storage.

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.

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Roseberry Gardens, Upminster, RM14

Approximate Area = 736 sq ft / 68.3 sq m (exclude lean-to)
 Outbuilding = 231 sq ft / 21.4 sq m
 Total = 967 sq ft / 89.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1160214

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	84
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Frontage

Front garden laid to lawn with a mix of plants and shrubs, pathway leading to front door

Porch

UPVC double glazed window to front with glass panels to side

Entrance Hallway

Wooden door with glass panel to front, plastered painted walls, laminate flooring, under stairs cupboard, radiator

Lounge

14'0" x 11'1"
UPVC double glazed window to front, plastered papered walls, fitted carpet, radiator

Kitchen

Store

9'6" x 5'8"
Brick build storage

Lean-to

12'2" x 7'4"
Brick built with perspex roof

Stairs and Landing

UPVC double glazed window to side, plastered papered walls, fitted carpet to stairs and landing, radiator

Bedroom One

10'11" x 10'8"
UPVC double glazed window to front, plastered papered walls, fitted carpet, radiator

Bedroom Two

10'8" x 10'3"
UPVC double glazed window to rear, plastered papered walls, fitted carpet, radiator

Bathroom

UPVC double glazed window to rear, bath suite

comprising of: low level w/c, vanity sink unit, panel bath, wall mounted mains shower, part plastered painted walls part shower wall panels, vinyl flooring

Outbuilding Room One

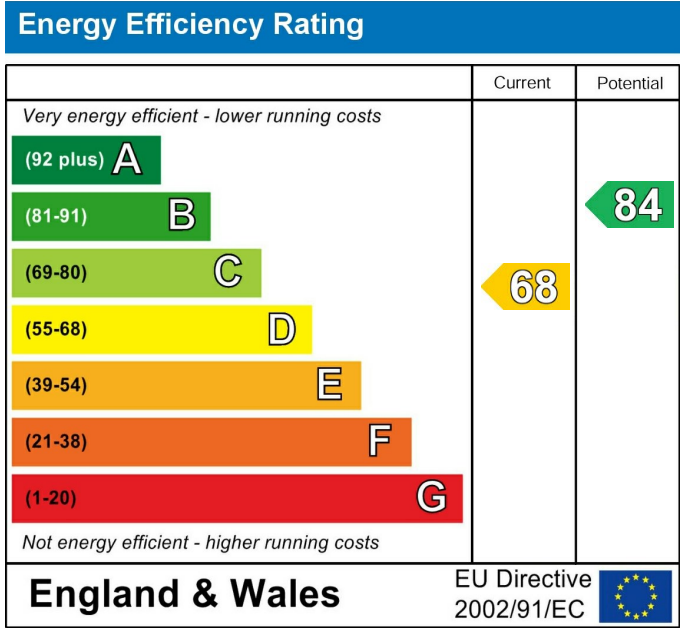
10'11" x 7'5"
Wooden outbuilding split into two halves with laminate flooring and electricity supply

Outbuilding Room Two

10'11" x 7'5"
Wooden outbuilding split into two halves with laminate flooring and electricity supply

Garden

90'0" x 31'0"
Well stocked rear garden with wooden decked area leading from the back of the house, lawn area, garden sleepers with a mix of plants and shrubs bordered by wood panelled fencing, wooden outbuilding.



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.





