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97 Roseberry Gardens, Upminster, RM14 1NN

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Guide Price £400,000

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

The property comprises of: entrance porch leading to entrance hallway, lounge and fitted kitchen / dining area. To the first floor you will find three bedrooms and shower bathroom.

Externally to the front is a garden laid to lawn. To the rear is a well stocked garden with patio area, lawn with a mix of plants and shrubs bordered by wood panelled fencing. There is also a detached garage to the rear.

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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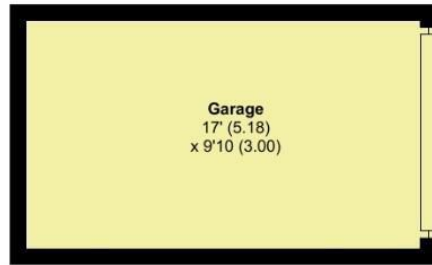
Roseberry Gardens, RM14

Approximate Area = 873 sq ft / 81.1 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



GARAGE
APPROX FLOOR
AREA 15.5 SQ M
(167 SQ FT)



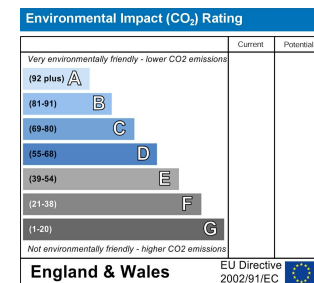
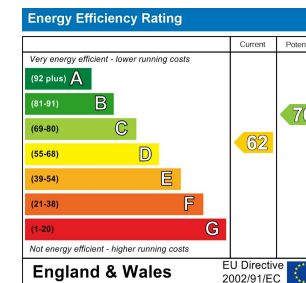
GROUND FLOOR
APPROX FLOOR
AREA 42 SQ M
(452 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 39.1 SQ M
(421 SQ FT)



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2024. Produced for Hunters Property Group. REF: 1160218



Front Garden

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

Porch

Aluminium framed double glazed sliding door and window to front

Entrance Hallway

UPVC double glazed door with glass panel to front, plastered papered walls, fitted carpet, under stairs cupboard, radiator

Reception Room

12'11" x 12'7"
UPVC double glazed window to front, plastered painted walls, fireplace with fire surround and hearth, fitted carpet, radiator

Kitchen / Dining Area

18'9" x 9'3"
UPVC double glazed door and UPVC double glazed window to rear, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, integrated double oven, integrated gas hob and extractor fan, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, tiled walls, tiled flooring

Stairs and Landing

Plastered papered walls, fitted carpet

Bedroom One

13'4" max x 10'7" max
UPVC double glazed window to front, plastered painted walls, fitted carpet, storage cupboard, radiator

Bedroom Two

10'7" x 8'7"
UPVC double glazed window to rear, plastered painted walls, fitted carpet, radiator

Bedroom Three

10'3" max x 7'10" max
UPVC double glazed window to front, plastered painted walls, fitted carpet, radiator

Shower Room

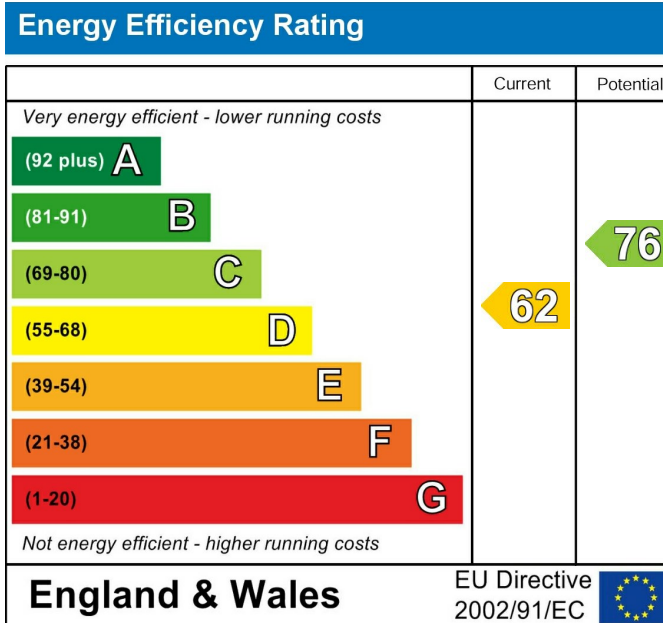
UPVC double glazed window to rear, low level w/c, pedestal hand wash basin, walk in shower cubicle with wall mounted shower and raindrop shower head, tiled walls, tiled flooring, radiator

Garden

54'0" x 19'9"
Patio area leading from the rear of the house, lawn bordered by a mix plants and shrubs, wood panelled fencing, detached garage to rear

Garage

17'0" x 9'10"
Detached garage with up and over door



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.











FURNITURE