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## Upshire Road, EN9 3PA



**Offers In Excess Of £525,000 Freehold**





EXTENDED FAMILY HOME!!! Kings are pleased to offer for sale this 4 bedroom house located on the ever popular Upshire Road. The ground floor comprises of a spacious lounge, leading onto a bright and airy 2nd reception with feature bifold doors leading to garden. The kitchen has wall and eye base level units in white gloss trim with granite work surfaces and Central Island. Fitted oven and hob with extractor fan above and Tiled flooring. There is also a contemporary cloakroom and a very useful utility room. To the first floor you have 4 good size bedrooms and a family bathroom. The rear garden has a large patio area with steps down to an artificial lawn with bordering plants and shrubs. To the rear of the garden you have a summer house ideal for a number of uses. To the front you have off street parking for numerous vehicles. The property is of brick and tile construction with mains water , electric and gas heating.

Call now to view 01992 652006!

FREEHOLD  
Council Tax Band D  
EPC Rating C

Mobile (based on calls indoors)  
O2 Good  
EE Good  
Three Good  
Vodafone Good

Broadband (estimated speeds)  
Standard - 5 mbps  
Superfast - 80 mbps  
Ultrafast - 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**HALL**

**LIVING ROOM 17'1 x 14'10**

**RECEPTION 16'2 x 8'5**

**KITCHEN 11'7 x 10'9**

**UTILITY ROOM 5'1 x 4'1**

**WC**

**LANDING**

**BEDROOM 15' x 10'4**

**BEDROOM 15' x 8'9**

**BEDROOM 10'3 x 8'10**

**BEDROOM 8'10 x 8'10**

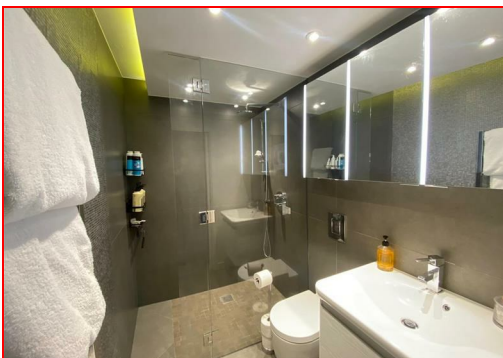
**BATHROOM**

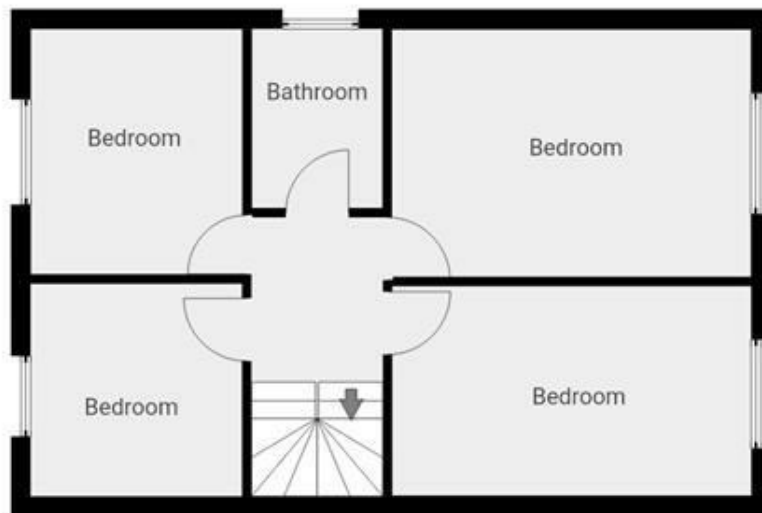
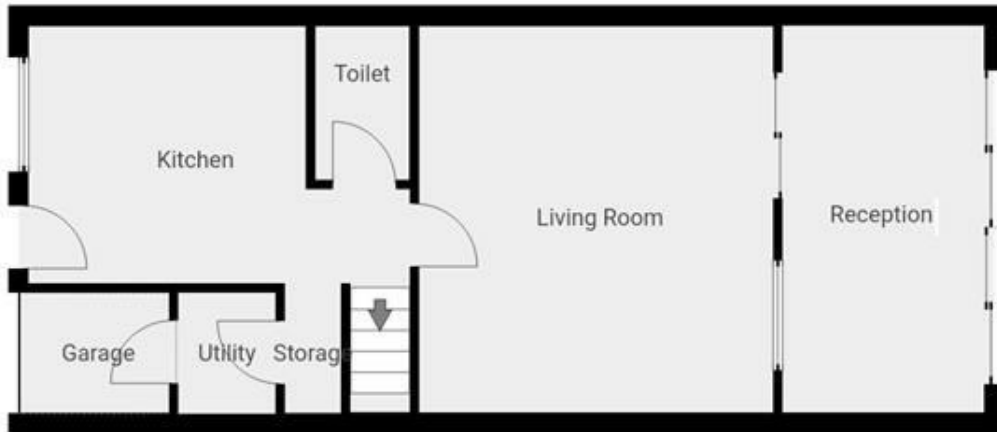
**GARAGE**

**SUMMER HOUSE**

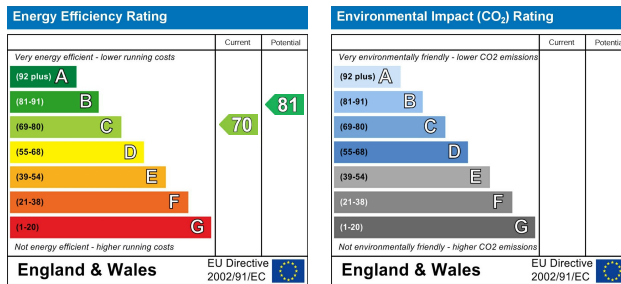
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.





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