



## **Clayton Avenue, Upminster, RM14 2EZ**

- No Onward Chain
- Tree Lined Road
- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Garage & Driveway
- 22 Minute Walk to Upminster Station (source: google maps)
  - Scope to Extend and Convert Loft STPP

**Offers in Excess of £800,000**



# Clayton Avenue

Upminster, RM14 2EZ



## Entrance Hall

Double glazed window, double glazed entrance door, radiator, storage cupboard, carpet.

## Reception Room One

15'6 x 12'8 max sizes (4.72m x 3.86m max sizes)  
Double glazed bay window, coving, radiator, feature fire place with surround, wall lights, carpet.

## Reception Room Two

14'2 x 11'5 (4.32m x 3.48m)  
Double glazed sliding doors to rear garden, coving, two radiators, feature fire place with surround, carpet.

## Kitchen/Breakfast Room

19' x 7'8 max sizes (5.79m x 2.34m max sizes)  
Double glazed door to rear garden, double glazed window, smooth ceiling, coving, cupboard housing gas boiler, range of base and eye level wall cabinets with worktops, single drainer ceramic sink, four burner electric hob with integrated oven beneath, over head extractor fan, radiator, laminate flooring.

## Bedroom One

17' x 12'7 max sizes (5.18m x 3.84m max sizes)  
Double glazed bay window, coving, range of built in wardrobes and dressing table, radiator, carpet.

## Bedroom Two

12'6 x 9'8 max sizes (3.81m x 2.95m max sizes)  
Double glazed window, radiator, range of built in wardrobes, carpet.

## Bedroom Three

10'4 x 7'11 (3.15m x 2.41m)  
Double glazed window, radiator, carpet. The room is currently used as a Dining Room.

## Shower Room

6'1 x 5'10 (1.85m x 1.78m)  
Double glazed window, walk in corner shower cubicle, electric shower, wash basin with cupboard beneath, tiled walls, heated towel rail, carpet.

## Separate WC

Double glazed window, smooth ceiling, tiled walls, low level WC, vinyl flooring.

## Rear Garden

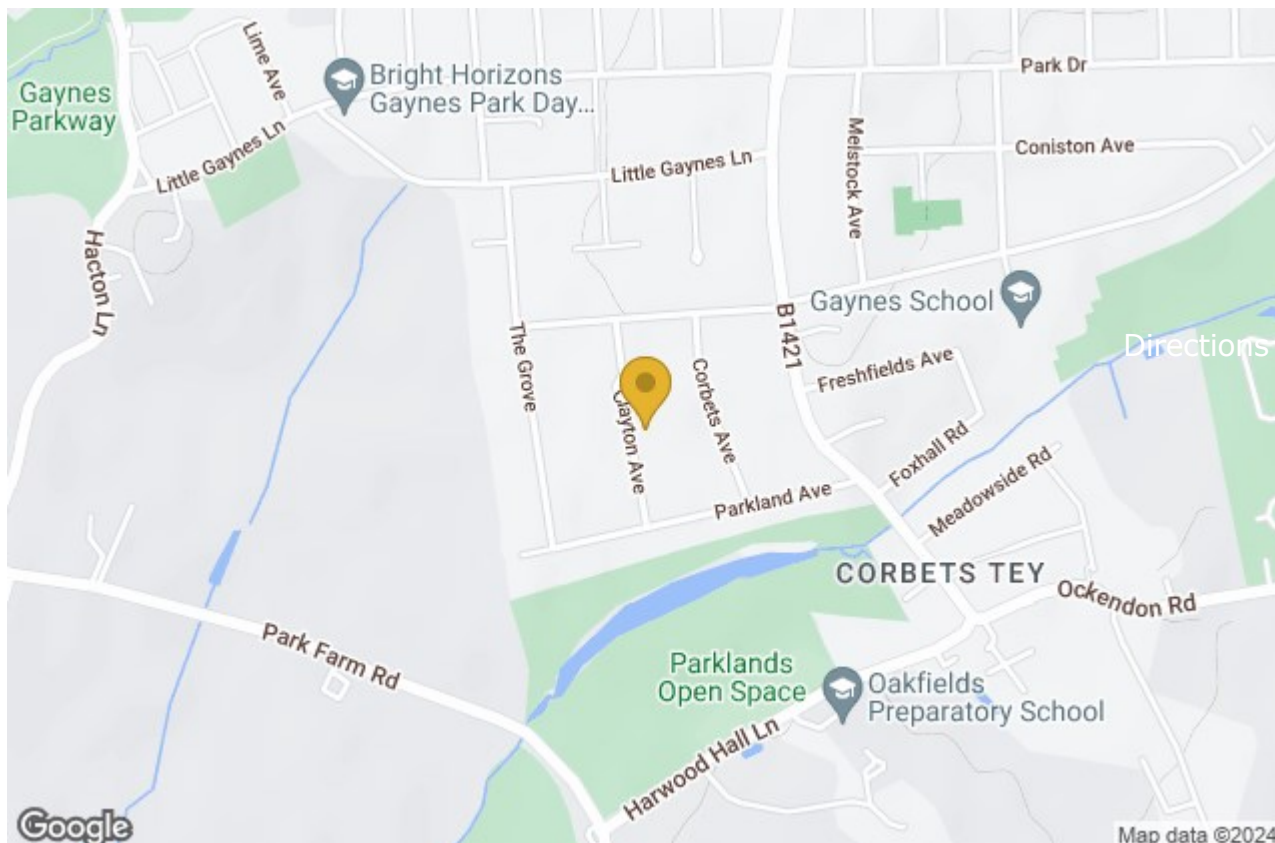
115' approx. (35.05m approx )  
East facing. Large paved seating area to the direct rear of the property, paved footpath leading down the garden, the remainder is mainly laid to lawn with mature shrubs and trees, outside lighting, outside tap, pedestrian side access via gate.

## Parking

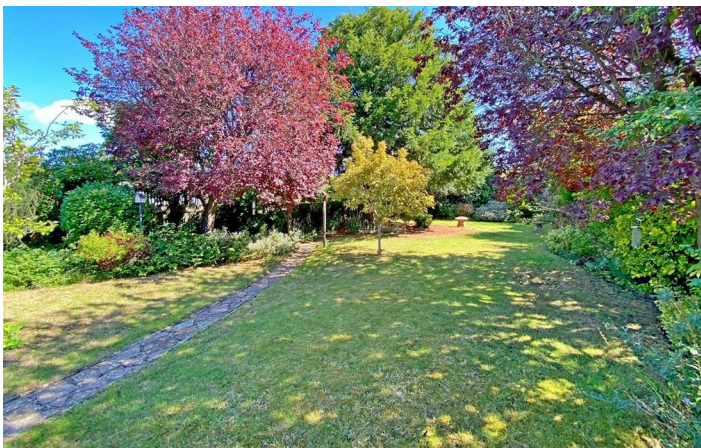
Driveway for several vehicles via dropped kerb, leading to garage.

## Garage

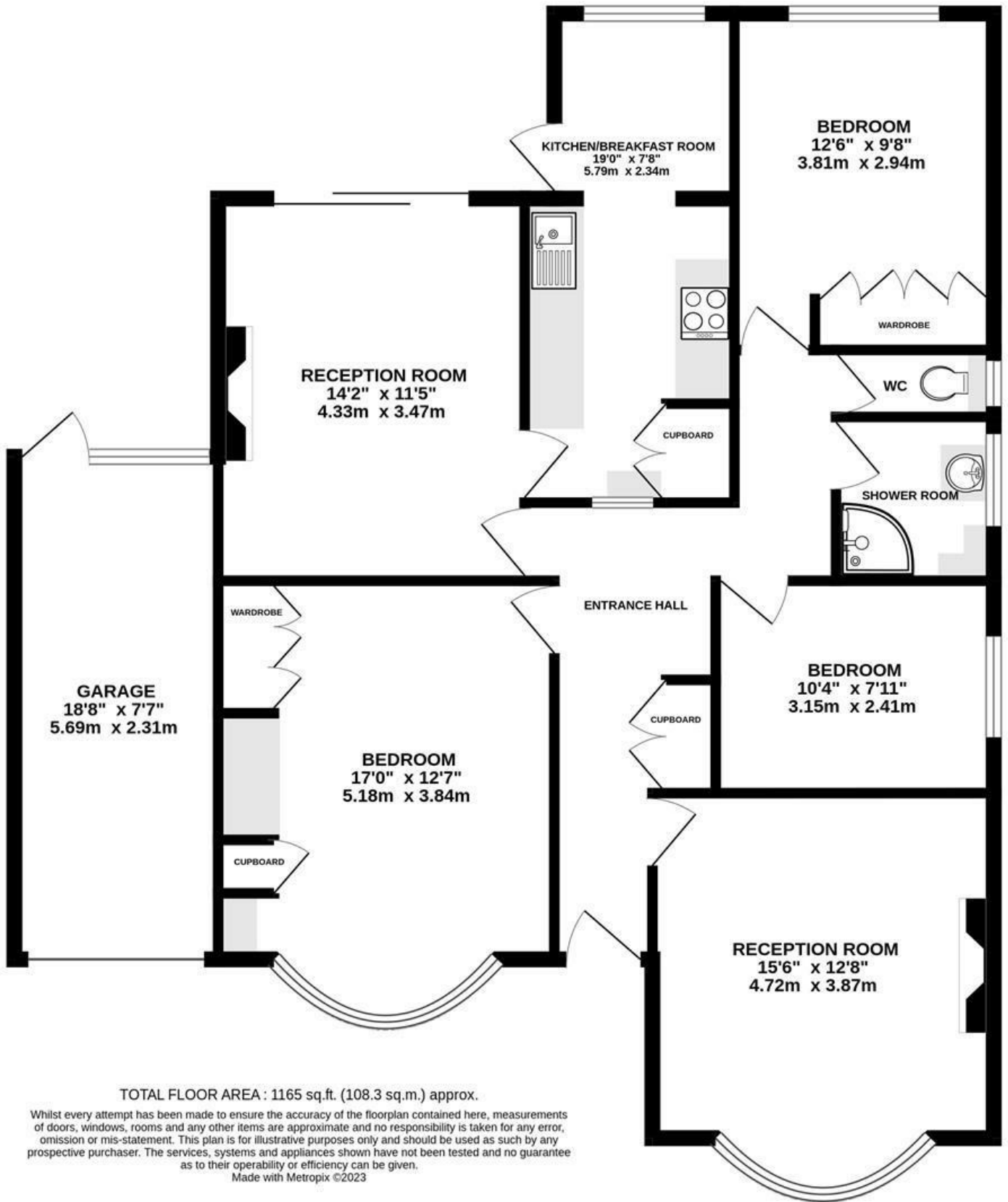
18'8 x 7'7 (5.69m x 2.31m)  
Up and over door to driveway, pedestrian door to rear garden, window, light.











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Material Information:  
Council Tax Band: F  
Tenure: Freehold

