



102 Roseberry Gardens, Upminster

£500,000 - £525,000 Freehold

FOUR BEDROOMS • MODERN INTERIOR • SOUTH FACING LOW MAINTENANCE REAR GARDEN • HOT TUB TO BE INCLUDED • 'OUTSTANDING' AND 'GOOD' LOCAL PRIMARY AND SECONDARY SCHOOLS • GOOD TRANSPORT LINKS TO UPMINSTER & HAROLD WOOD STATION



GUIDE PRICE £500,000 - £525,000 Introducing an opportunity to acquire this stunning 4-bedroom semi-detached house in a popular location. The property boasts a modern interior and offers ample living space for all the family. The accommodation comprises four bedrooms, ideal for those seeking extra room for a home office.

The highlight of this home is the south-facing low-maintenance rear garden, perfect for al-fresco dining and entertaining. The outdoor space also features a luxurious hot tub, providing a relaxing retreat. Situated in a sought-after area with 'outstanding' and 'good' local primary and secondary schools, this property presents itself as an ideal family home.

For commuters, good transport links to Upminster & Harold Wood Station ensure convenient travel options. Nature enthusiasts will appreciate the vicinity to Cranham Brickfields, offering delightful routes for dog walks and outdoor activities. This property truly embodies a perfect blend of comfort, convenience, and contemporary living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

Dining Room

12' 0" x 7' 11" (3.67m x 2.41m)

Utility

7' 11" x 4' 11" (2.41m x 1.50m)

Kitchen

9' 11" x 9' 6" (3.03m x 2.90m)

Lounge

15' 7" x 11' 8" (4.74m x 3.55m)

Bedroom

15' 9" x 8' 10" (4.80m x 2.70m)

Bedroom

11' 9" x 9' 3" (3.57m x 2.83m)

Bedroom

11' 6" x 6' 5" (3.50m x 1.95m)

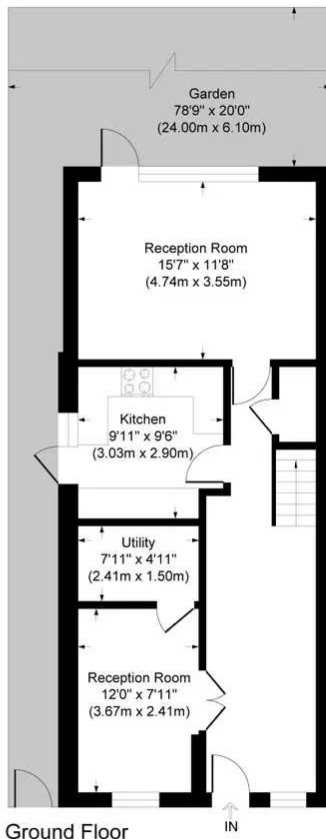
Bedroom

8' 6" x 7' 10" (2.60m x 2.40m)

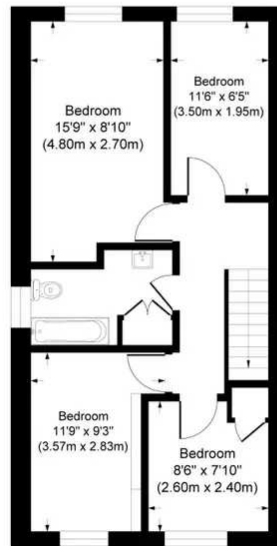
Bathroom







Ground Floor



First Floor



Accord
Sales & Lettings

Roseberry Gardens

Approximate Gross Internal Area
 Ground Floor = 57.9 sq m / 624 sq ft
 First Floor = 48.3 sq m / 521 sq ft
 Total = 106.2 sq m / 1145 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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