



Roseberry Gardens, Upminster, Essex
NO ONWARD CHAIN !

Guide Price: £500,000-£550,000

Freehold

Roseberry Gardens, Upminster, Essex – 3 Bedroom Refurbished Family Home

Property Details:

This stunning 3-bedroom family home in Upminster, Essex, has been recently extended and modernised to an exceptional standard throughout. The property features a spacious family lounge with bespoke fitted furniture and a large, open-plan kitchen/dining/living room boasting top-of-the-range kitchen units, a stylish island, Quartz work surfaces and integrated appliances. High gloss flooring, two skylights, and bi-fold doors flood the space with natural light, leading to the private rear garden. The home includes a double garage, off-street parking, and is conveniently located near excellent schools, shops, amenities, and transport links. Everything is brand new and ready to move in!

This property will definitely appeal to a variety of buyers including those looking for their first home, those looking to upsize and also investors. THIS IS CHAIN FREE!!

Ground Floor:

Entrance: Open plan porch leading into main Hallway.

Hallway: 17'4" x 5'11". Stairs to first floor. Access to ground floor accommodation. High gloss tiled flooring. Radiator. Smooth ceiling with coving and modern feature light fitting. Under stair storage. Neutral décor.

Lounge: 12'8" x 12'5". Large double glazed window to front. Fitted carpet. . Bespoke fitted storage furniture. Radiator. Smooth ceiling with coving and modern feature light. Wall lights in alcoves. Neutral décor.

Kitchen Area: 17'9" x 8'11". A large range of bespoke eye level and base units with a stunning black and gold theme throughout. Integrated appliances include tall 6' fridge and freezer with 34 bottle wine storage surround. 2 Bosch oven/grills and microwave. Washing machine & dish washer. Large Island breakfast/diner with pendant lighting over. Integrated hob and storage cupboards under plus drinks chiller cabinet and a bin/recycle store. Butler style 1 ½ bowl sink with gold effect mixer tap. Large under stair storage cupboard. Cupboard housing boiler. Feature ceiling with down lights. High gloss tiled flooring. Neutral décor. Open plan to Family room.

Family Room: 16'3" x 13'3" Double glazed Bi-folding windows and Bi-folding doors to rear garden. Bespoke feature fireplace with feature TV space and storage/display units and wall lights. Two large skylight windows. Radiator. High gloss tiled floor. Smooth ceiling with downlights. Neutral décor.

First Floor:

Landing: Access to first floor accommodation and access to the loft. Fitted Carpet. Smooth ceiling with coving and pendant light into stairwell. Neutral décor.

Bedroom 1: 13'3" x 10'7". Double glazed window to front aspect. Built in storage cupboard. Fitted carpet. Smooth ceiling with ceiling fan light. Radiator. Neutral décor.

Bedroom 2: 10'7" x 8'7". Double glazed window to rear aspect. Fitted carpet. Smooth ceiling. Neutral décor.

Bedroom 3: 10'7" x 7'8". Double glazed window to front aspect. Built in storage cupboard. Fitted carpet. Smooth ceiling. Neutral décor.

Bathroom: 7'8" x 6'7". Double glazed frosted window to rear aspect. Walk in shower. Vanity sink with storage under. Low level W.C. Fully tiled to walls and floor.

Outside:

Rear Garden 30' Approx. Mainly laid to lawn with patio area and pathway leading to the double garage..

Double Garage: 20'0" x 18'6". Double glazed windows and part glazed door. Two up-and-over doors to rear access alleyway. Power and light.

To Front of property:

Block paved driveway for parking with feature borders. Exterior lighting.

Council Tax Band: C EPC Rating: C
Local Council: London Borough of Havering.
Approximate gross internal area 99.2m² – 1068 sq ft.

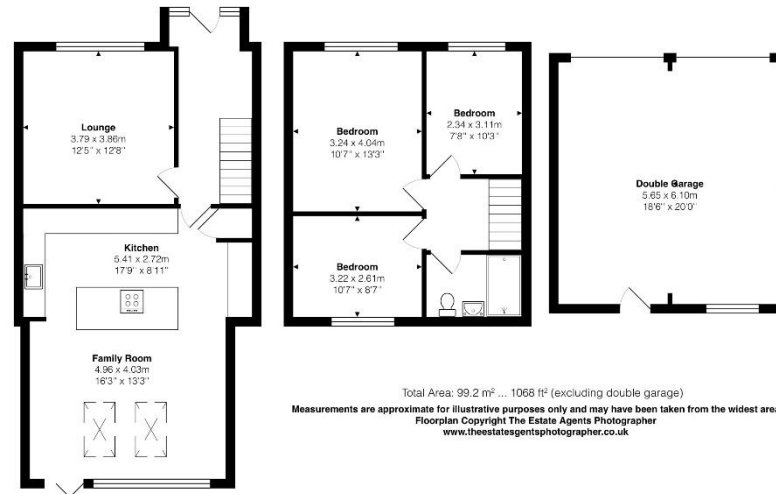
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- 3 Bedrooms
- Family Lounge
- Fitted Kitchen / Diner / Living
- First floor Bathroom
- 30' Garden with large double garage
- Gas Central Heating
- Double Glazing
- Good size family home
- Off street parking on drive
- Close to Good schools & transport links



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Keller Williams - Property Giant
 33 Robjohns Road,
 Chelmsford, Essex, CM1 3AG

T: 07532 164364
 E: jenni.dawson@kwuk.com
kwuk.com

Disclaimer
 Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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