

oakheart



£1,250,000

Price Guide  
Ashburnham Gardens, Upminster



\*\* Guide Price: £1,250,000 - £1,350,000 \*\*

Nestled on the prestigious Ashburnham Gardens, this exquisite residence offers an unparalleled living experience in one of Upminster's most coveted locations. Boasting an enviable position backing onto the 9th hole of the picturesque Upminster Golf Course and situated north of the station, this property combines composure with convenience.

Upon crossing the threshold, you're greeted by a spacious entrance hall that sets the tone for the rest of this magnificent home. The expansive layout unfolds to reveal two beautifully appointed reception rooms, perfect for both formal entertaining and relaxed family gatherings. The fitted kitchen is

complemented by a separate utility room for added convenience, while a ground floor cloakroom completes the lower level's thoughtful design. The sense of space throughout the ground floor is enhanced by impressive 10ft ceiling heights, creating an atmosphere of grandeur and openness.

Ascending the sweeping staircase, you'll discover four generously proportioned bedrooms on the first floor, each benefiting from above-average ceiling heights. These rooms have been meticulously crafted to provide sanctuaries of comfort and style. The family bathroom, finished to the highest standards, serves these private quarters.

The open landing provides access to a spacious, boarded loft with a pitched roof, offering potential for conversion or additional storage.

The property's exterior is equally impressive, featuring a mature, well-stocked rear garden that stretches an impressive 200 feet. This verdant paradise backs directly onto the 9th hole of Upminster Golf Club, offering unparalleled views and privacy.

At the front, an expansive gravel driveway encircles a beautifully landscaped lawn, providing ample parking space. The large garage, accessible from both the driveway and rear garden, offers versatile storage options.











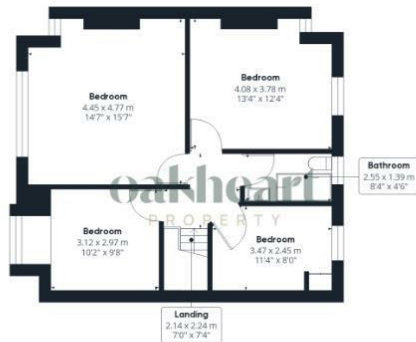








Ground Floor



Floor 1

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Approximate total area<sup>®</sup>  
159.71 m<sup>2</sup>  
1719.1 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**  
Havering

**Tenure:**  
Freehold

**Council Tax Band:**  
F

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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