

# DURDEN & HUNT

INTERNATIONAL



## Pentire Close, Upminster RM14

£450,000

- Excellent Transport Links
- Detached Garage
- Good Sized Kitchen With Linked Family Room
- Contemporary Bathroom
- Off Road Parking For Multiple Cars
- Three Bedrooms, One With Fitted Wardrobes
- Separate Reception Room
- Garden With Patio And Lawn Area

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Council Tax Band: D



Durden and Hunt welcome to the market this exceptional three bedroom home in Upminster.

Internally the well kept property features a modern kitchen, with space for a dining table, and linked family room, which opens onto the garden. A separate good sized reception room and hallway storage can also be found on the ground floor.

The first floor features three bedrooms, one with fitted wardrobes and one currently being used as a home office, and a contemporary bathroom.

Externally the property offers off road parking for multiple cars. To the rear of the property a garden with patio and lawn area leads to a detached garage.

Ideally located close to local shops, schools and amenities it has excellent transport links including the A127, M25 and Upminster's District Line, Overground and C2C services.

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

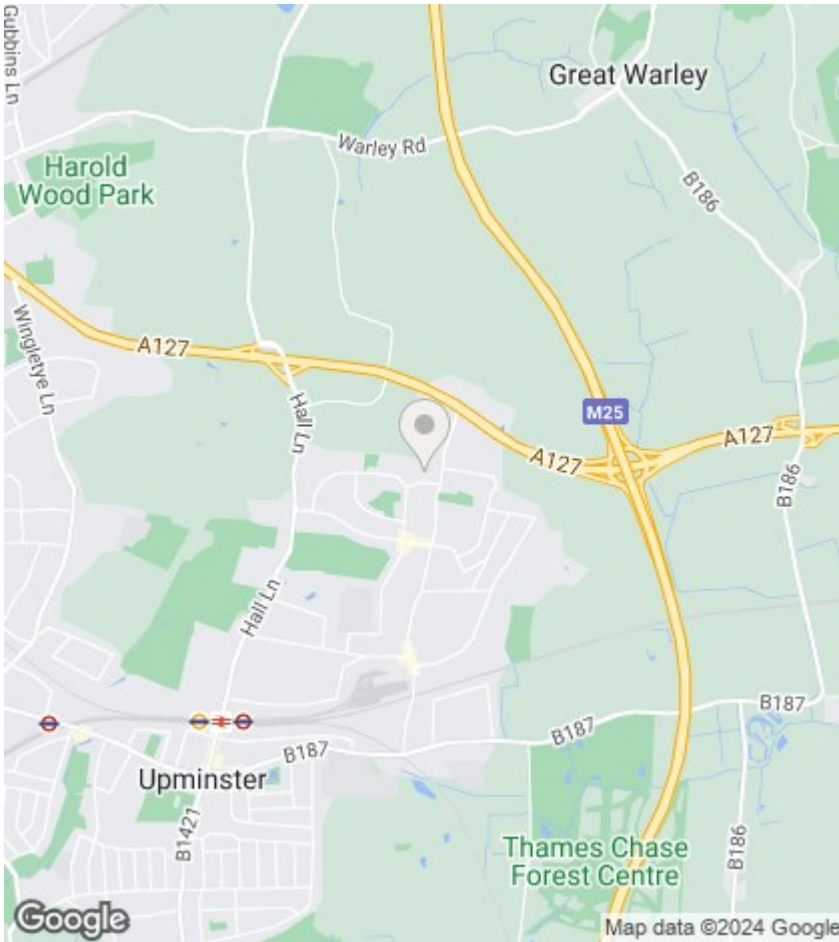
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before

purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.







## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(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	

