

# DURDEN & HUNT

INTERNATIONAL



## Kennet Close, Upminster RM14

£475,000

- Three Bedroom Family Home
- Large Through Lounge with Space For Lounge Area & Dining Area
- Garage
- Modern Kitchen
- Conservatory Room
- Cul-De-Sac
- Family Bathroom
- Easily Maintained Rear Garden

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# Kennet Close, Upminster RM14

Three Bedroom Family Home - Family Bathroom - Large Through Lounge with Space For Lounge Area & Dining Area - Conservatory Room - Modern Kitchen - Easily Maintained Rear Garden - Garage



Council Tax Band: D



Durden & Hunt welcome to the market this spacious family home located just a short distance from Engayne Primary School.

Set in a quiet cul-de-sac this property has been meticulously refurbished and is offered in a move in ready condition.

The layout is perfect for a family and the ground floor comprises separate modern kitchen, large through lounge and conservatory room. The large through lounge has space for both a lounge area and a dining area and also opens onto the part brick built conservatory. The living space all connecting from front to back gives the it a very open and spacious feel.

Upstairs there are three well proportioned bedrooms and a family bathroom.

To the rear there is a good size and easily maintained garden, aswell as a garage. At the back of the garden there is a decked and covered area, which currently houses a hot tub.

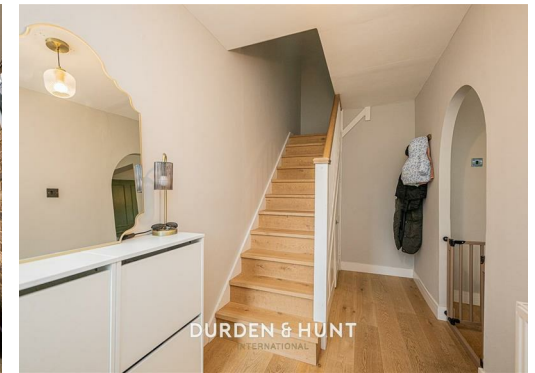
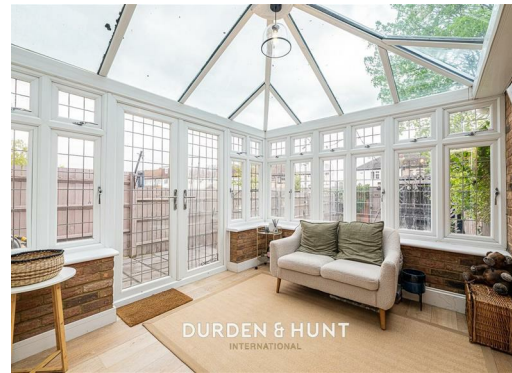
Infront of the property there is a nice green and parking area which is non-allocated infront of that.

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

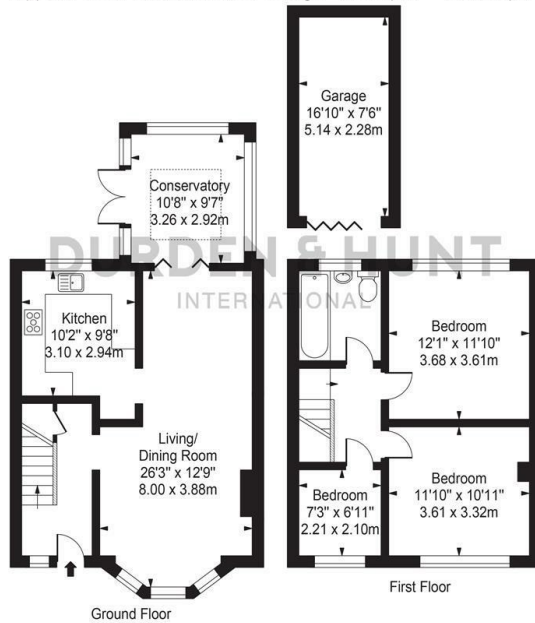
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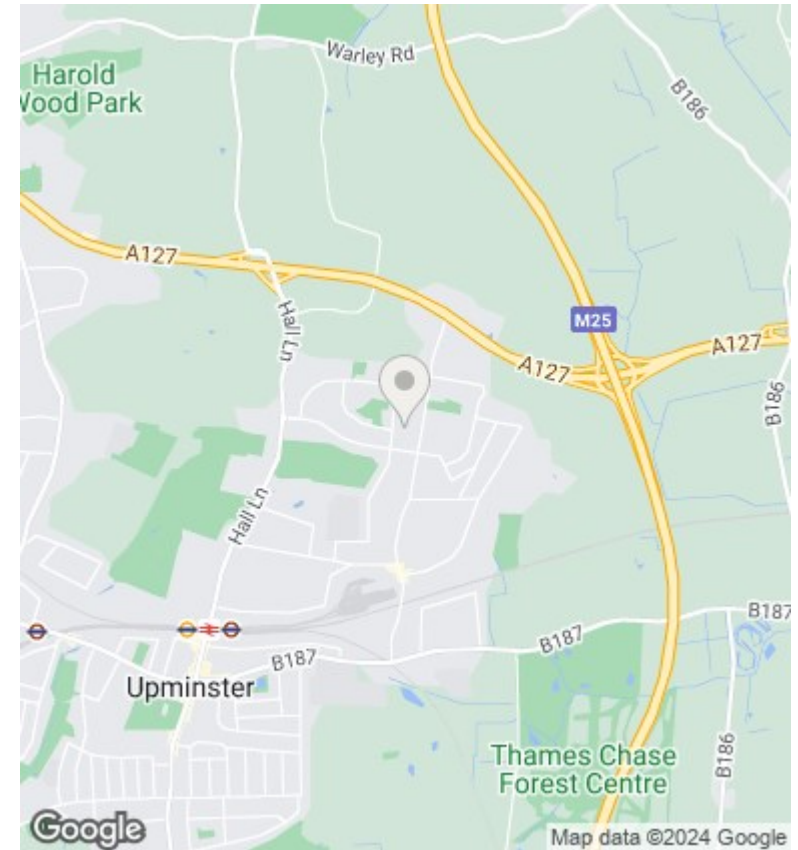


**Kennet Close**  
 Approx. Total Internal Area 1181 Sq Ft - 109.69 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 126 Sq Ft - 11.72 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B	72	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	