



**GRiffin**  
THE PROPERTY PEOPLE



**Stour Way**  
, Upminster, RM14 1QQ  
**Guide price £425,000**

\* Guide Price £425,000- 450,000 \*

Discover this charming three bedroom terrace property, ideally situated near Upminster Town Centre, C2C and District Line Station. Boasting ample off-street parking, gas central heating, and extensive double glazing, this well-presented home offers a seamless blend of functionality and style. Step inside to find a welcoming entrance hall leading to a cozy lounge/diner with a feature fireplace and bay window, a fitted kitchen with modern amenities, and three spacious bedrooms flooded with natural light. Outside, enjoy a private rear garden with a patio area and a timber summerhouse, while the frontage provides convenient off-street parking. Don't miss out on the opportunity to call this property home, schedule your viewing today!

#### Viewing

Please contact our Upminster Office on 01708 321322 if you wish to arrange a viewing appointment for this property or require further information.

- MID TERRACE HOME
- THREE BEDROOMS
- GOOD CONDITION THROUGHOUT
- SOUGHT AFTER RM14 AREA
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO ENGAYNE PRIMARY SCHOOL
- EASY ACCESS TO MAJOR ROAD LINKS



## Floor Plan



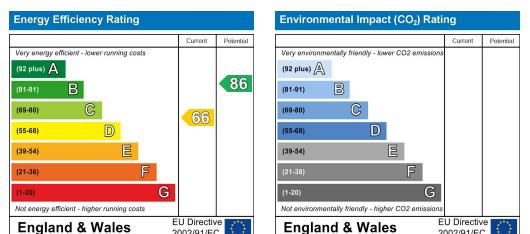
Total floor area 76.8 m<sup>2</sup> (827 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Area Map



## Energy Efficiency Graph



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