



# GRIFFIN

THE PROPERTY PEOPLE



## Elm Avenue

, Upminster, RM14 2AY

Guide price £850,000

GUIDE PRICE £850,000 - £900,000

Nestled in a desirable locale near Upminster Train Station, this impressive four-bedroom family home boasts modern amenities, including a ground floor W/C and utility room. The first floor offers three double bedrooms, featuring a spacious master bedroom with an en-suite, along with an additional single bedroom.

Outside, a spacious paved driveway accommodates multiple cars, leading to the garage. The secluded sunny garden at the rear provides an ideal setting for relaxation and entertainment. The garden comes complete with summer house at the end.

This well-positioned property is a brief stroll from Upminster High Street, Upminster Train Station, bus routes, amenities, and excellent local schooling options.

- SEMI-DETACHED HOUSE
- FOUR BEDROOMS
- EXTENDED FAMILY HOME
- LARGE REAR GARDEN
- DRIVEWAY TO FRONT
- DOWNSTAIRS W/C
- UTILITY ROOM
- COMPLETE CHAIN

### Viewing

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



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# Floor Plan



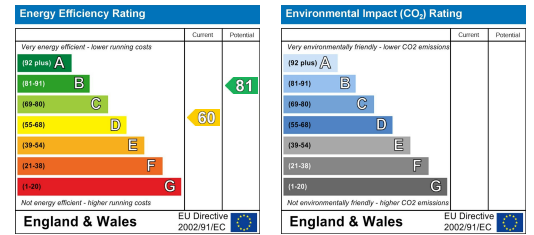
Total floor area 187.9 m<sup>2</sup> (2,022 sq.ft.) approx

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

# Area Map



# Energy Efficiency Graph



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