



Price
£625,000

Freehold

5x  1x  1x 

**Marlborough Gardens,
Upminster, Essex, RM14**

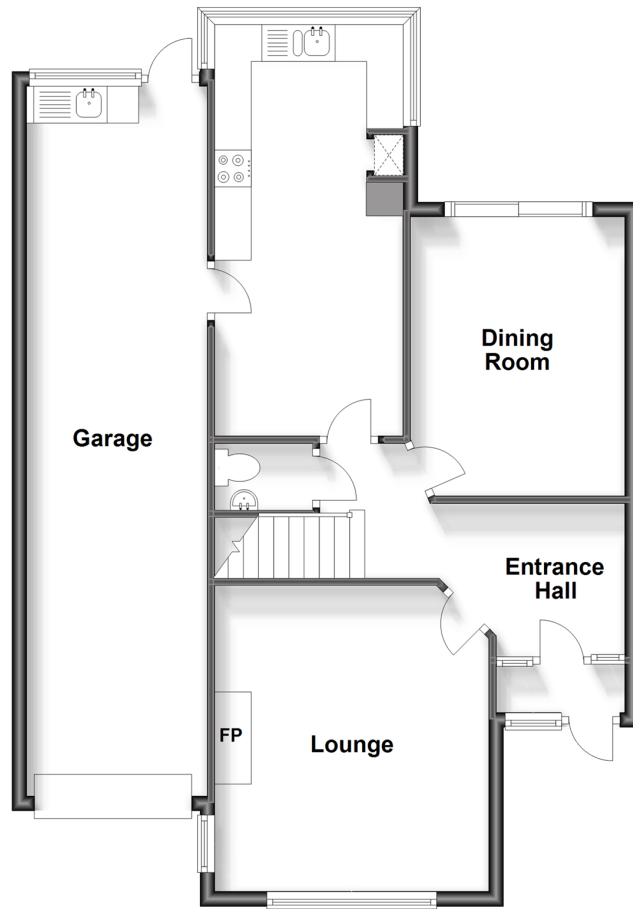
OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards

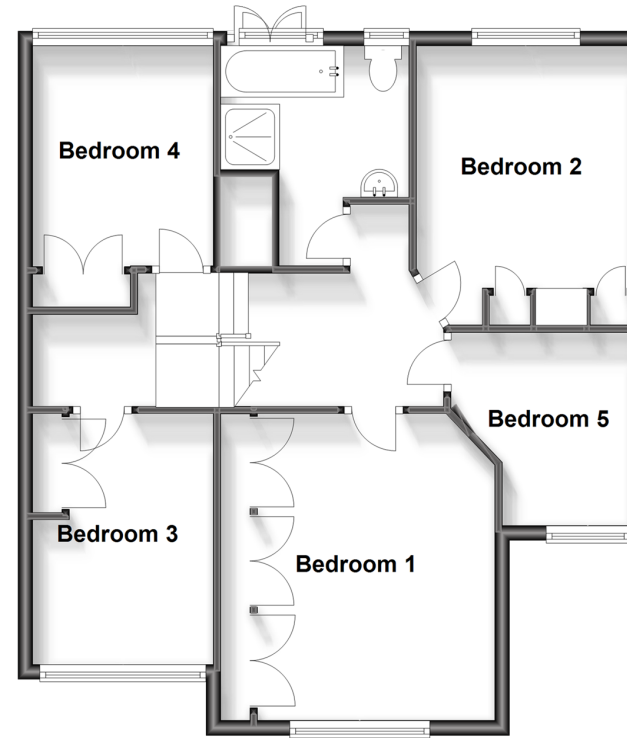
Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



Split Level First Floor

Approx. 67.8 sq. metres (730.2 sq. feet)



Accommodation

GROUND FLOOR

Porch
Entrance Hall
Lounge: 13'6 x 12'2 (4.12m x 3.71m)
Dining Room: 12'4 x 9'7 (3.76m x 2.92m)
Cloakroom
Kitchen/Diner: 18'3 x 8'4 (5.57m x 2.54m)

FIRST FLOOR

Landing
Bedroom 1: 14'3 x 13'7 (4.35m x 4.14m)
Bedroom 2: 12'4 x 9'6 (3.76m x 2.90m)
Bedroom 3: 11'1 x 8'1 (3.38m x 2.47m)
Bedroom 4: 10'1 x 8'1 (3.08m x 2.47m)
Bedroom 5: 8'6 x 8'1 (2.59m x 2.47m)
Bathroom: 9'7 x 8'3 (2.92m x 2.52m)

OUTSIDE

Off Road Parking
Rear Garden
Integral Garage: 33'2 x 8'2 (10.12m x 2.49m)



Main features

- Offered with no onward chain and potential to make improvements
- Ground floor cloakroom
- Double length garage
- Ample off road parking
- Good location for local primary and secondary schools
- Situated less than a mile to Upminster Train Station and local amenities



Nearest Schools

Primary Schools: Engayne Primary 0.3 miles, The James Oglethorpe Primary 0.6 miles, Upminster Junior School 0.8 miles
Secondary Schools: Hall Mead School 0.1 miles, The Coopers' Company and Coborn School 0.6 miles,



Transport Information

Train Stations: Upminster 0.7 miles, Upminster Bridge 1.3 miles, Hornchurch 2.0 miles, Emerson Park 1.9 miles, Harold Wood 2.4 miles



Address

Marlborough Gardens, Upminster, Essex, RM14



Directions

For directions to this property please contact us.



Call Hornchurch Branch 01708 437777 ■ douglasallen.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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