



## 39 Stour Way, Upminster

£2,400 PCM

Modern Fixtures and Fittings • Spacious Lounge and Dining Room • Downstairs WC • Two Double Bedrooms with Fitted Wardrobes • Garage • Ample Storage



This three bedroom home is located in a prime location for those looking for the convenience of commuting and schools. Within a close proximity you have Engayne Primary, Hall Mead and Cherubs pre school. The train station is 1.4 miles to Upminster Rail line.

Once inside, you'll find a comfortable and spacious living space. The generous size lounge with a dining area too which sits between the kitchen. The kitchen has been considerably designed to feel open plan. Whilst the room is separate, an opening to the wall gives you the ability to feel part of the lounge area. This design allows ample light to all the ground floor. To extend to this, on the ground you have a downstairs WC.

On the first floor there are three bedrooms. Two double bedrooms are both equipped with fitted wardrobes providing ample storage space. The property also includes a garage, perfect additional storage needs. Outside, the property has off-street parking. Surrounding the house there is a well-maintained garden.

In summary, this property offers an excellent combination of modern living, storage space, and convenient off-street parking. The spacious interior, along with the outdoor space, makes it an ideal choice for families or those looking for a comfortable and stylish home.

Initial Tenancy Term - 12 Months

EPC Rating - E

Council Tax Band - D

Tenancy Deposit - £2,765.00





### Lounge

13' 6" x 10' 8" (4.12m x 3.26m)

### Dining Room

9' 9" x 17' 0" (2.96m x 5.17m)

### Kitchen

7' 1" x 16' 8" (2.16m x 5.08m)

### Bedroom One

14' 5" x 11' 2" (4.39m x 3.40m)

### Bedroom Two

9' 11" x 9' 11" (3.01m x 3.01m)

### Bedroom Three

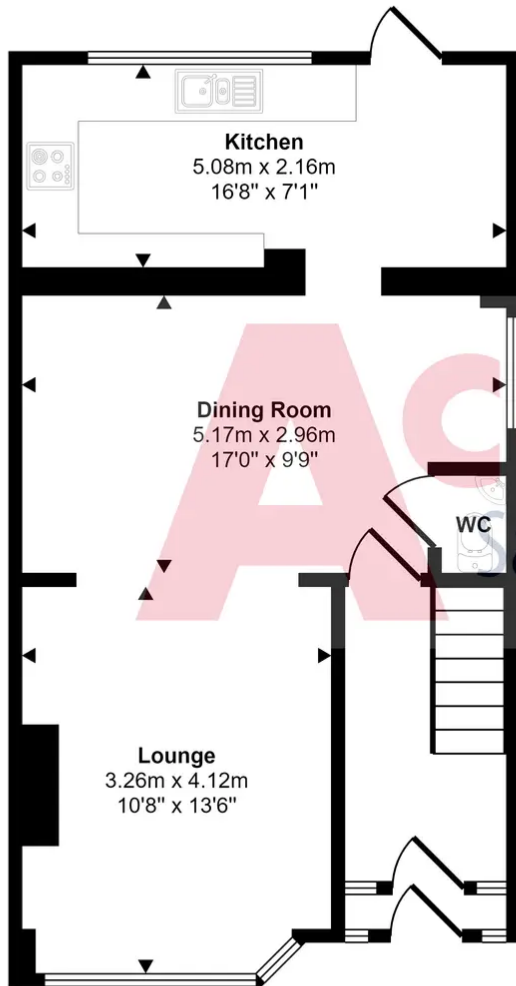
8' 11" x 5' 10" (2.71m x 1.79m)

### Bathroom

5' 3" x 6' 11" (1.59m x 2.10m)

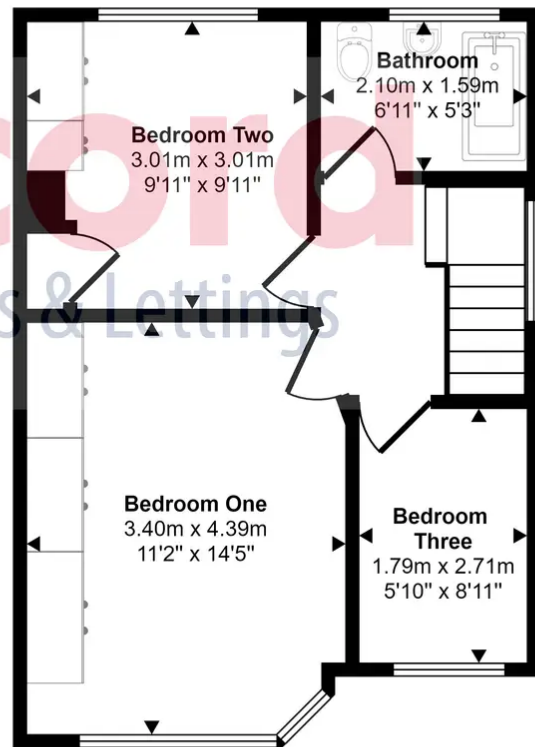


Approx Gross Internal Area  
87 sq m / 936 sq ft



Ground Floor

Approx 49 sq m / 522 sq ft



First Floor

Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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