



15 Hall Park Road

Essex, RM14 2DB

Offers In The Region Of £800,000



We are delighted to bring to market this substantial, three bedroom detached house in the sought after area of Upminster, Essex.

The property is located within 1 mile of Upminster Town Centre providing access to local amenities, including good schools and within 1 mile of Upminster Train Station with the C2C line offering excellent travel links in to London.

Internally the property has a large hallway providing access to the family shower room, a spacious through lounge, with double doors leading to the garden. A large fully fitted kitchen also provides access to the garden. The first floor offers 3 good size bedrooms, one of which comes with an en-suite shower room. There is a separate WC. A new combi boiler was installed this year. Externally, to the front, the property has a driveway with the space for at least 2 cars and to the rear, a good size garden with patio and laid to lawn.

To arrange a viewing please call 01277 600700 at your earliest convenience.



Entrance Hall 23' x 7'7" (7.01m x 2.31m)

Large entrance hall, ornate feature dark wood front door with glass side panels, beige carpet leading to carpeted staircase to first floor. Large storage cupboard housing fuse box and brand new combi boiler. Access to kitchen, lounge and downstairs shower room.

Kitchen/Diner 20'2" x 10'5" (6.15m x 3.18m)

A well appointed room with cream eye and low level cupboards with black marble effect worktops, integrated fridge, freezer, washing machine, tumble dryer, electric oven and microwave. Wooden parquet floor and spotlights to ceiling. Access to garage and rear garden. Radiator and serving hatch to dining area.

Living /Dining Room 32' x 10'11" (9.75m x 3.33m)

An impressive family room over 30' in length, painted cream, with beige carpet, dark wood leaded bay window to front with radiator beneath, dark leaded wooden french doors leading to rear garden, 2 chandeliers, serving hatch through to kitchen. Feature ornamental window through to hall and 2 dark wood windows to side aspect.

Ground Floor Shower room 7'10" x 3'1" (2.39m x 0.94m)

Painted cream and partially tiled with beige marble effect tiles. Basin, WC, Fully tiled walk in shower cubicle, cream ceramic tile floor, chrome heated towel rail, dark wood leaded window to side aspect, chrome spotlight.

Bedroom 1 15'11" x 11'7" (4.85m x 3.53m)

Painted cream with beige carpet, built in wooden wardrobes, dark wood window with radiator underneath, archway to basin and fully tiled shower cubicle.

Bedroom 1 Ensuite 6'4" x 3'5" (1.93m x 1.04m)

Walk in shower cubicle with screen doors, cream vinyl floor & basin

Separate W.C 6'4" x 2'5" (1.93m x 0.74m)

Fully tiled cream ceramic tiles, white w.c with cream vinyl floor.

Bedroom 2 12' x 8'6" (3.66m x 2.59m)

Painted cream, with beige carpets, dark wooden leaded windows over looking rear garden with radiator underneath.

Bedroom 3 12' x 6'9" (3.66m x 2.06m)

Painted cream, with beige carpets, dark wooden leaded windows over looking rear garden with radiator underneath. Storage Cupboard.

Garage 13'2" x 10'5" (4.01m x 3.18m)

Canopy door, parking for 1 car, rear door leading to side access and kitchen. Electrical power and light.

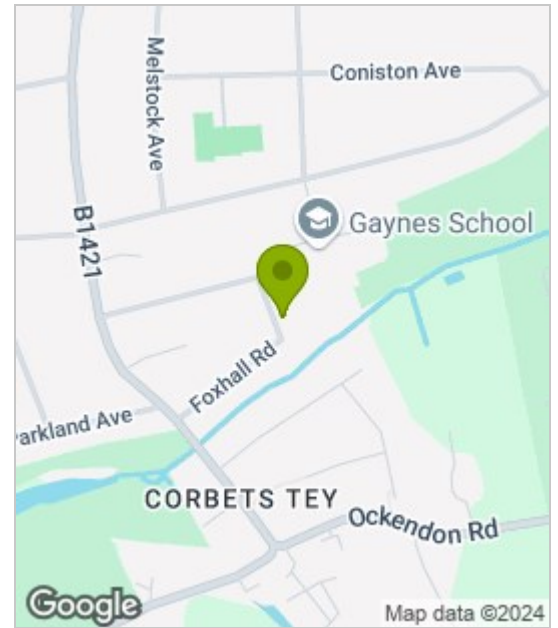
Front Garden

Paved driveway with parking for 2 cars, flower beds with mature shrubs, access to rear garden via side gate or garage.

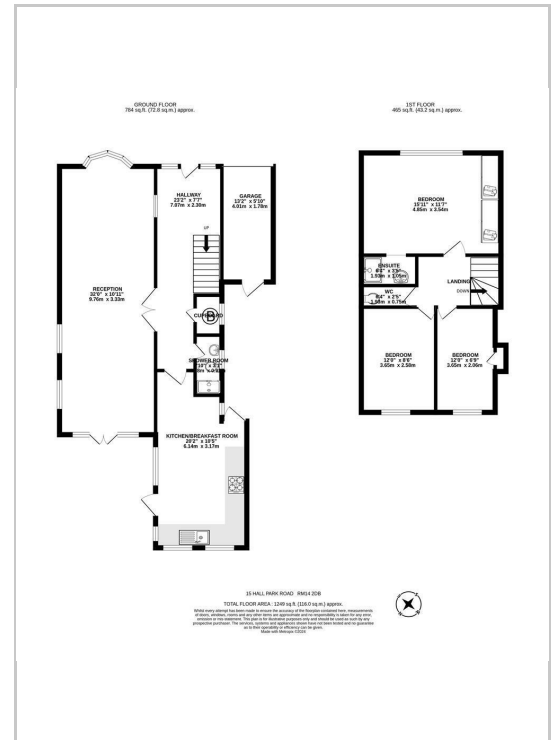
Rear Garden

Mainly laid to lawn with mature well maintained shrubs and trees, patio with ornate wall, shed and wooden fencing on all boundaries.

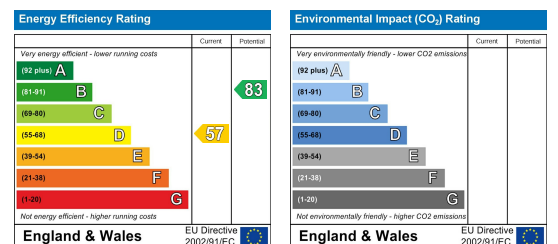
Area Map



Floor Plans



Energy Efficiency Graph



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