

DURDEN & HUNT

INTERNATIONAL



Newbury Gardens, Upminster RM14

Offers In Excess Of £600,000

- Four/Five Bedrooms
- Large Living Room & Office
- Excellent Transport Links
- Large Garden
- Dedicated Home Office With WC
- Contemporary Family Bathroom
- Off Road Parking
- Open Plan Kitchen & Dining Space

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Newbury Gardens, Upminster RM14

Four/Five Bedrooms - Large Garden - Off Road Parking - Large Living Room & Office - Dedicated Home Office With WC - Open Plan Kitchen & Dining Space - Contemporary Family Bathroom - Excellent Transport Links



Council Tax Band: D



Located in a well connected area of Upminster, this charming semi detached home offers versatile and contemporary living across two floors.

Internally, the ground floor features a through lounge with a feature fireplace, flowing seamlessly into a study. The open plan kitchen and dining area at the rear offers direct access to the garden, making it perfect for entertaining. A study and a convenient downstairs WC complete the ground floor.

Upstairs, four comfortable bedrooms are served by a contemporary family bathroom featuring both a bath and a shower. One of the bedrooms is currently used as a home office but could equally serve as a bedroom, dressing room, or nursery.

Externally, the property boasts a large garden with a patio and lawn, ideal for outdoor living. To the front, off road parking provides practical convenience.

This location benefits from open green spaces such as Upminster Park and the surrounding countryside. Transport links are excellent, with Upminster station providing District Line and c2c rail services to central London, and Upminster Bridge station within easy reach, along with local bus routes. The neighbourhood also offers a wide range of amenities, including shops, cafes, restaurants, and well regarded schools, making it ideal for families and professionals.

Contact Durden & Hunt for a viewing!

Council Band D Havering

Consumer Protection from Unfair Trading Regulations 2008.

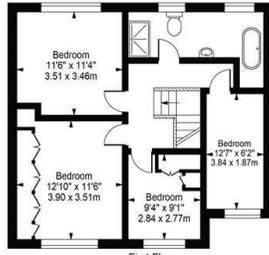
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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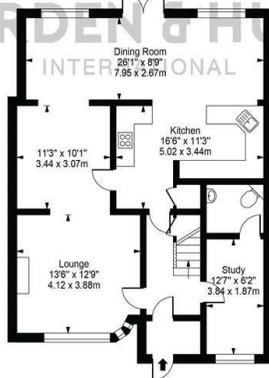




Newbury Gardens
 Approx. Gross Internal Area 1572 Sq Ft - 146.06 Sq M



First Floor

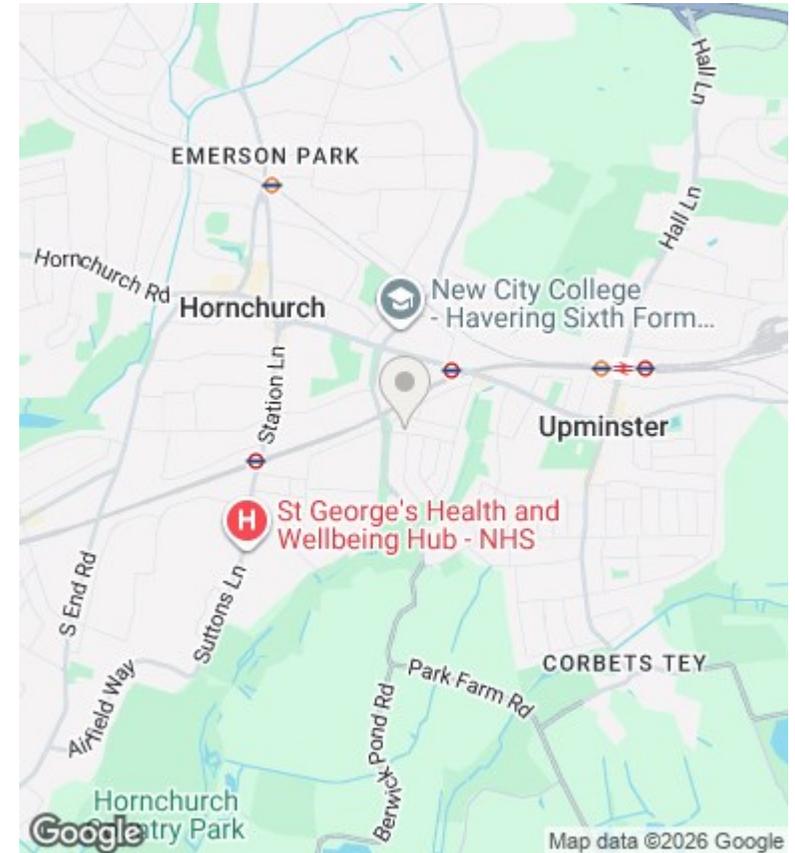


Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	