



Keith
Ashton

Warley Road,
Upminster

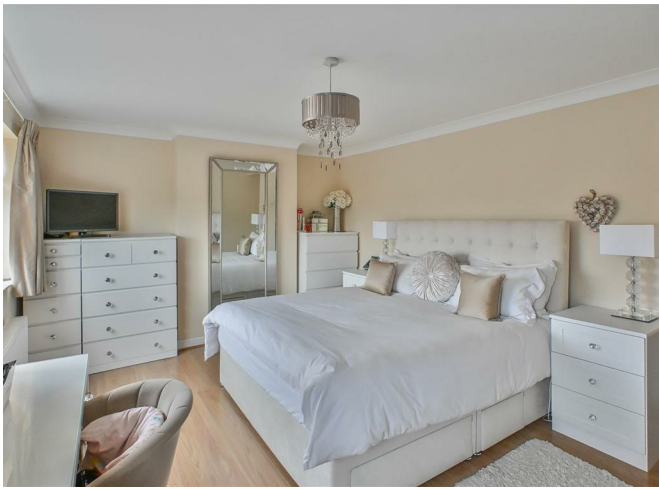


HILLTOP WARLEY ROAD

Upminster, RM14 1TR

We are delighted to present this beautifully maintained semi-detached home, situated on the sought-after Warley Road. Offered with No Onward Chain, the property boasts impressive ground-floor living accommodation alongside a large and attractive south-facing rear garden, providing an excellent setting for family life and entertaining. Currently arranged as a spacious two-bedroom home, the first floor has been reconfigured by the current owners to create a particularly generous master bedroom. The layout could also lend itself to being adapted to three bedrooms offering flexibility for new owners. Conveniently positioned for both Harold Wood and Upminster stations, this property combines well-proportioned accommodation in a desirable location with excellent transport links nearby.

- BEAUTIFULLY PRESENTED THROUGHOUT
- IMPRESSIVE GROUND FLOOR LIVING SPACE
- TWO/THREE BEDROOMS
- GARAGE
- POTENTIAL TO EXTEND (STTP)
- 1.3 MILES TO HAROLD WOOD STATION
- LARGE SOUTH FACING REAR GARDEN
- 2.5 MILES TO UPMINSTER STATION



Description

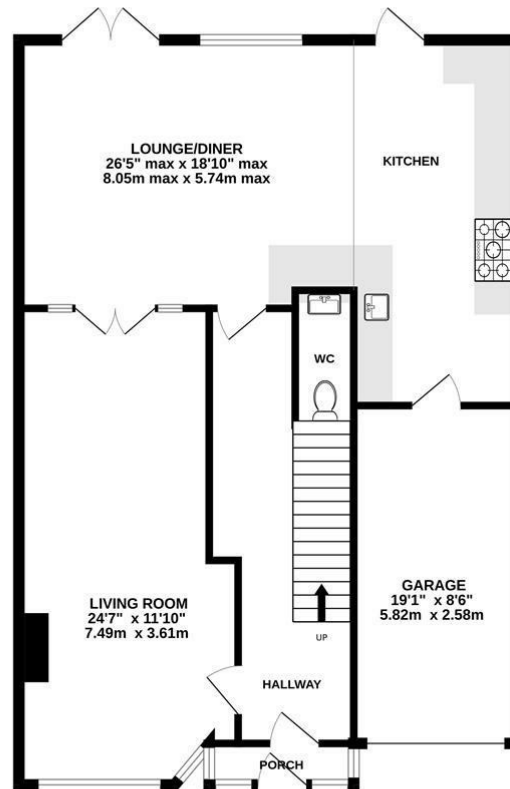
The internal accommodation begins with a welcoming entrance hall, leading to a bright and comfortable front-facing lounge. Double doors open through to an impressive open-plan kitchen, lounge and dining area, creating a fantastic sense of space. The well-appointed kitchen features a range of eye and base level units with contrasting worktops, along with direct access to the rear garden and an internal door to the integral garage. The space flows seamlessly into the lounge/diner, providing an ideal setting for family life and entertaining, enhanced by French doors that open out onto and overlook the rear garden. A ground-floor cloakroom completes this floor.

To the first floor, the landing provides access to two well-proportioned bedrooms and a stylish family bathroom.

Externally, the south facing rear garden begins with a paved patio area, leading onto a vast, well-maintained lawn bordered by mature shrubs. To the front, a shingle driveway offers ample off-street parking.



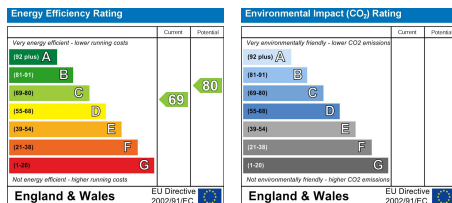
GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Upminster
Council tax band: E
Post code: RM14 ITR

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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