



Swan Avenue, Upminster RM14

Guide Price £400,000 – £425,000



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Located in sought-after Cranham with **no onward chain**, this well-presented mid-terrace house is perfect for families and professionals. The interior features a welcoming reception room alongside a fitted kitchen/diner boasting ample storage and workspace.

The first floor offers three bright, well-proportioned bedrooms and a contemporary family bathroom. Outside, the property includes convenient **off-road parking** and a garden with exciting **potential to extend** (STPP).

Ideally positioned just **0.9 miles from Upminster Station (C2C)**, the home provides excellent links for commuters. Combining a versatile layout with proximity to reputable schools and local amenities, this property offers a practical lifestyle and fantastic scope for enhancement. Early viewing is highly recommended.

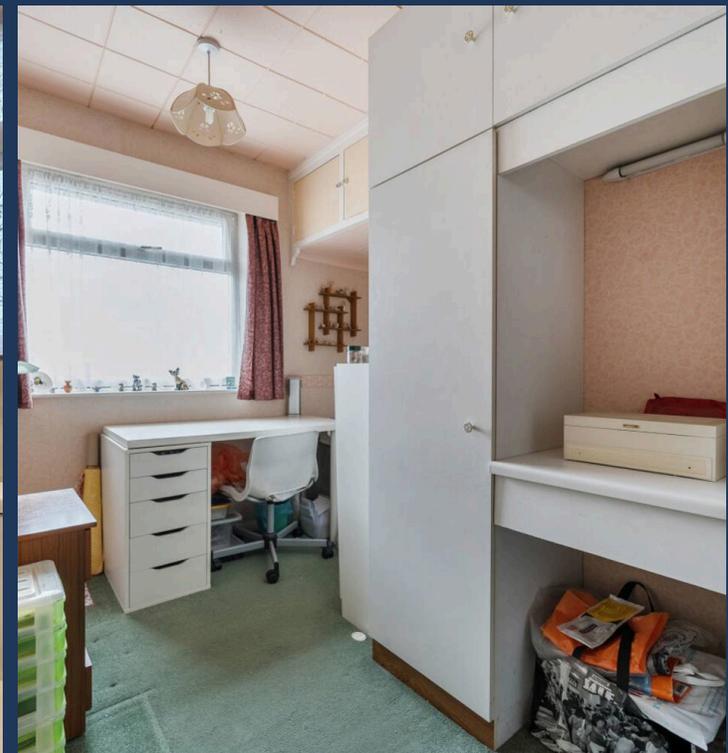
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

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- Mid terrace house situated in Cranham
- Reception Room
- Fitted kitchen / dining room
- Three bedrooms
- Family bathroom
- Off road parking to front
- Well stocked rear garden with patio and shed
- Potential to extend STPP
- No onward chain
- Upminster Station (C2C) is 0.9 miles



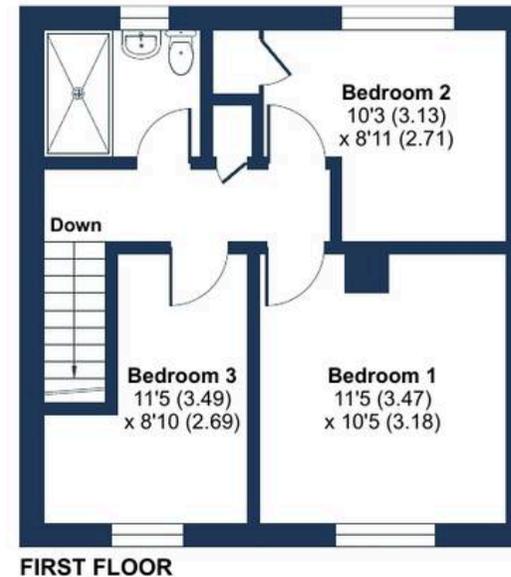
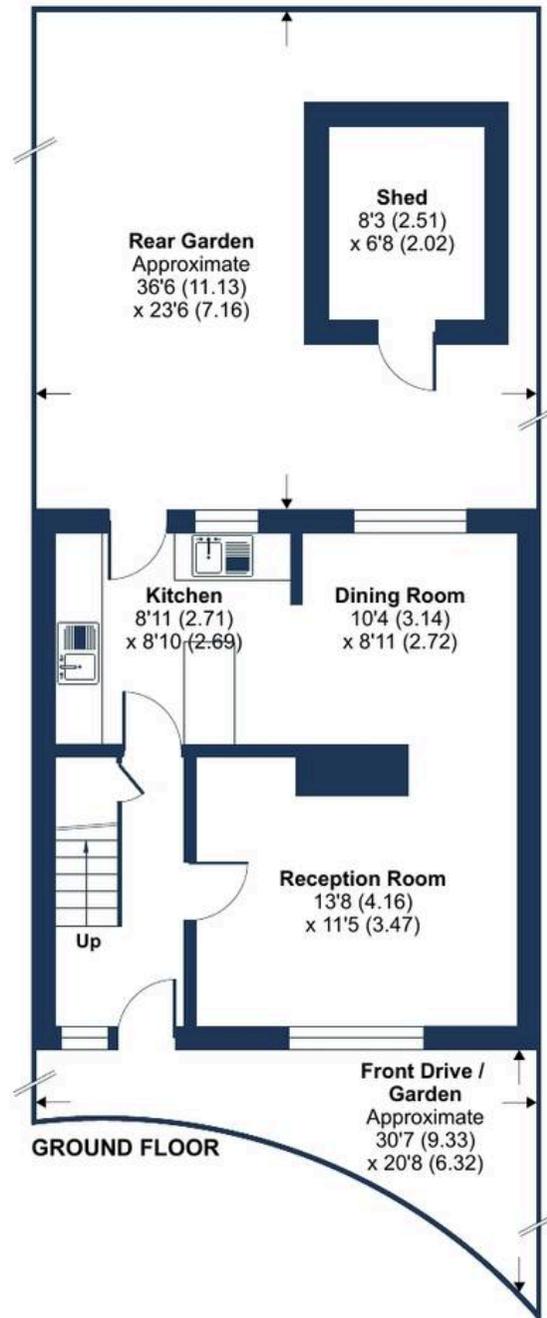
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Approximate Area = 814 sq ft / 75.6 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 868 sq ft / 80.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brookings Estate Agents. REF: 1415243

