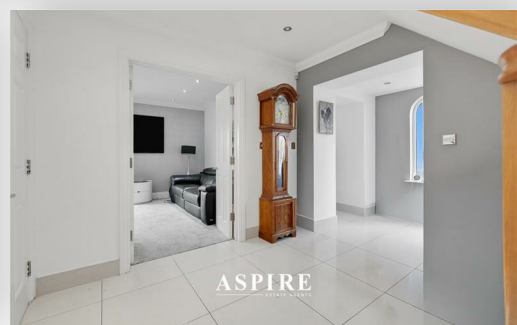
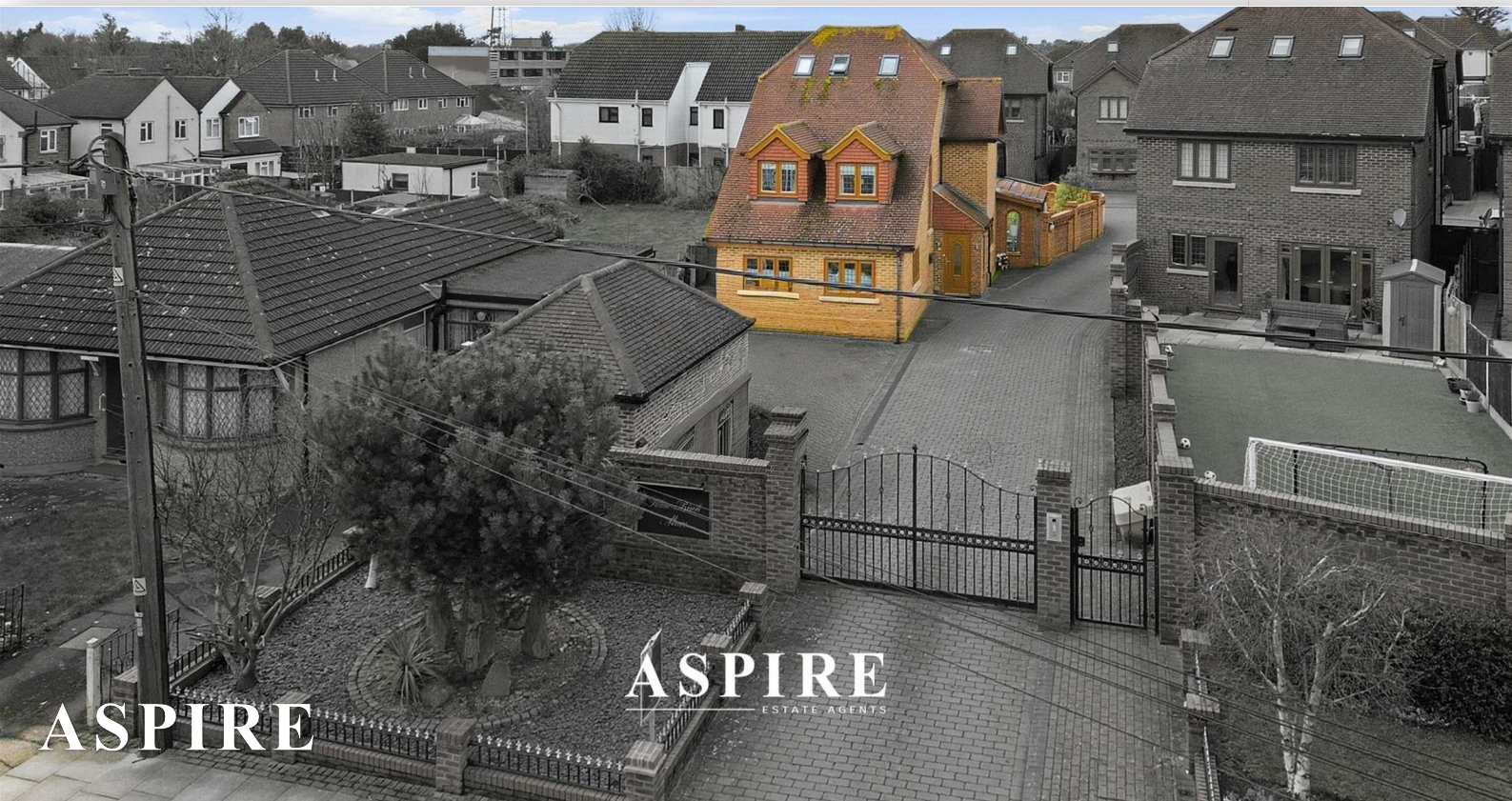


To arrange a viewing contact us
today on 01268 777400



Silver Birch Mews, Upminster Offers in excess of £750,000

This outstanding four-bedroom detached built in 2011, is enviably positioned within an exclusive private gated estate, offering a rare combination of tranquillity, security and everyday convenience. Located 1.1 miles to Upminster C2C & District line station.

Ideal for families, the home is within close proximity to several highly regarded schools, including Hall Mead School, The Coopers' Company and Coborn School, Engayne Primary School and The James Oglethorpe Primary School.

Arranged over three spacious floors, the property offers well-balanced and versatile accommodation designed to suit modern family living.

ENTRANCE HALL

15'1" x 11'1" (4.60m x 3.38m)

KITCHEN/DINER

16'1" x 14'10" (4.90m x 4.52m)

LOUNGE

15'1" x 12'1" (4.60m x 3.68m)

SITTING ROOM

16'1" x 9'1" (4.90m x 2.77m)

Downstairs W.C.

7'1" x 3'1" (2.16m x 0.94m)

Utility Room

7'1" x 6'10" (2.16m x 2.08m)

LANDING

11'1" x 8'10" (3.38m x 2.69m)

BEDROOM TWO

15'1" x 11'1" (4.60m x 3.38m)

BEDROOM THREE

12'1" x 11'1" (3.68m x 3.38m)

BEDROOM FOUR

12'1" x 9'1" (3.68m x 2.77m)

FAMILY BATHROOM

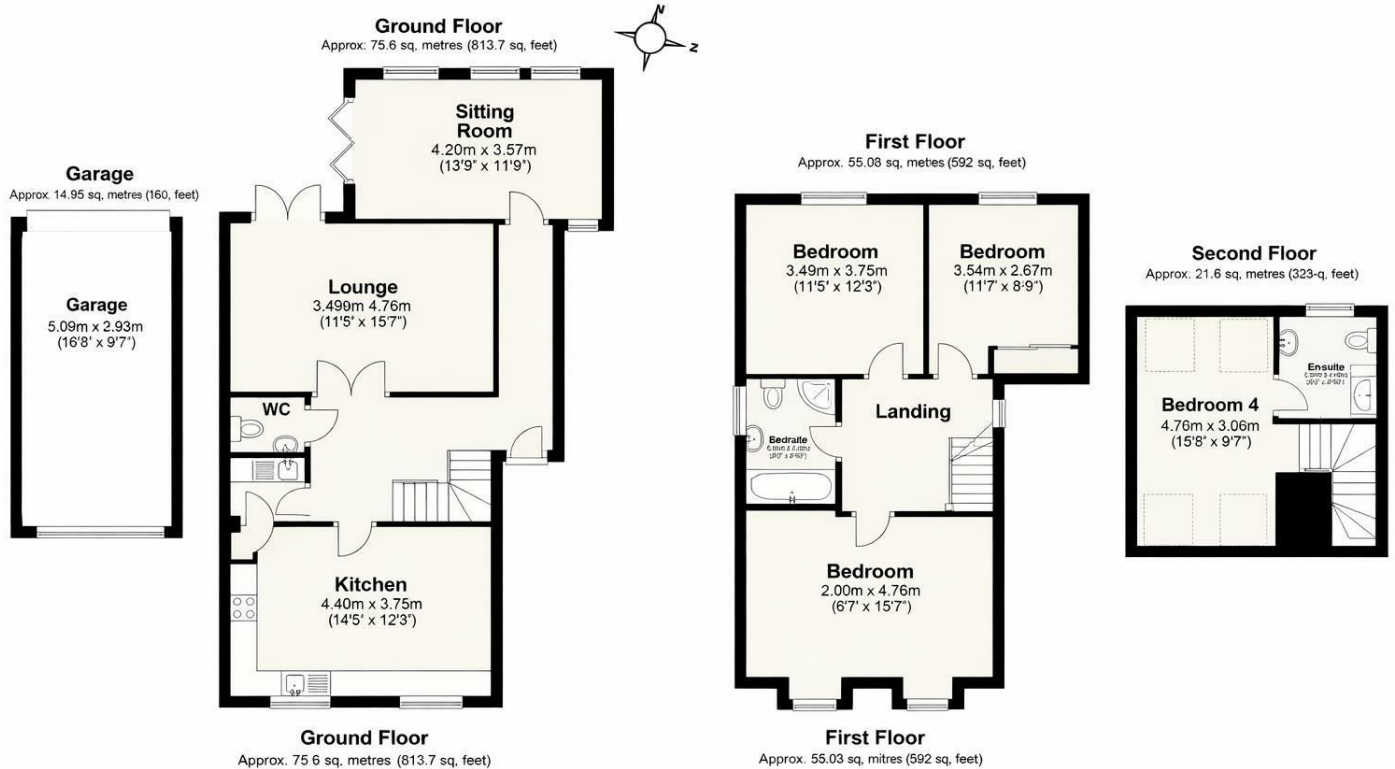
9'1" x 7'1" (2.77m x 2.16m)

THIRD FLOOR**MASTER BEDROOM WITH EN-SUITE**

17'10" x 9'1" (5.44m x 2.77m)

LOW MAINTENANCE REAR GARDEN**OFF STREET PARKING****DETACHED GARAGE**

18'0" x 11'0" (5.49m x 3.35m)



Total area: approx. 162.2 sq. metres (1745.4 sq. feet)

This floor plan has been compiled by the best of our staff with the aid of the best of our staff. It is a general guide only and does not constitute an offer or contract. It is not intended to be used as a basis for any legal proceedings. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose.

Silver Birch Mews

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.