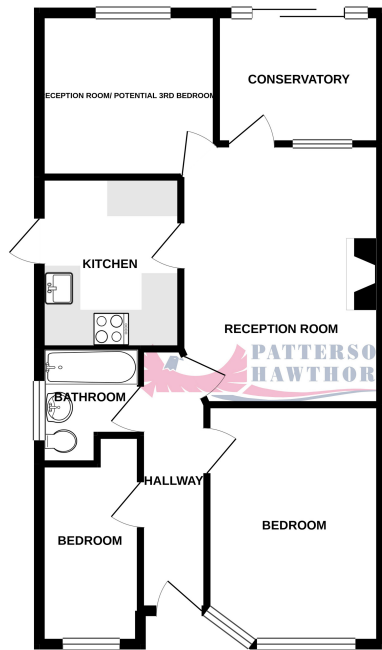


GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2021)



01708 500 000

Rainham@pattersonhawthorn.co.uk



Chelmsford Drive, Upminster Guide Price £425,000

- TWO BEDROOMS SEMI DETACHED BUNGALOW
- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- TWO RECEPTION ROOMS & CONSERVATORY
- POTENTIAL THIRD BEDROOM
- APPROX 0.6 MILES TO UPMINSTER BRIDGE STATION & 0.8 MILES TO HORNCHURCH STATION
- 80' UN-OVERLOOKED, EASILY MAINTAINED REAR GARDEN



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via hardwood door with stained glass window opening into:

Hallway

Radiator, small base-level storage cupboard housing gas and electricity meters and fuse box, hardwood flooring.

Bedroom One

4.05m x 3.89m (13' 3" x 12' 9"). Double glazed bay windows to front, radiator, hardwood flooring.

Bedroom Two

2.72m x 1.8m (8' 11" x 5' 11"). Double glazed windows to front, radiator, hardwood flooring.

Bathroom

1.94m x 1.7m (6' 4" x 5' 7"). Opaque double glazed windows to side, panelled bath with shower attachment, low level flush WC, hand wash basin, radiator, part tiled walls, black and white tiled flooring.



Reception Room One

4.4m x 3.46m (14' 5" x 11' 4"). Windows to rear, feature fireplace, radiator, hardwood flooring.

Reception Room Two/ potential Third Bedroom

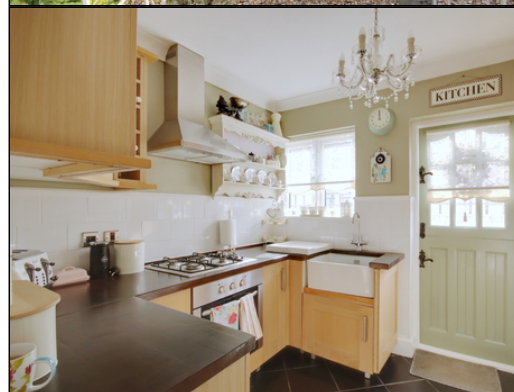
2.98m x 2.77m (9' 9" x 9' 1"). Double glazed windows to rear, radiator, hardwood flooring.

Conservatory

2.78m x 2.21m (9' 1" x 7' 3"). Double glazed windows to rear, painted hardwood flooring, uPVC framed sliding door to rear opening to rear garden.

Kitchen

2.9m x 2.38m (9' 6" x 7' 10"). Double glazed windows to side, a range of matching wall and base units, hardwood work surfaces, butler style sink with mixer tap, integrated oven, four ringed gas hob, extractor hood, space for freestanding fridge freezer, space and plumbing for washing machine, tiled splash backs, tiled flooring, hardwood stable door to side opening to side and rear garden.



EXTERIOR

Rear Garden

Approximately 80'. Immediate side decking area with double timber gates to front, remainder part laid to pebbles and part laid to lawn, additional raised decking area immediately in front of conservatory.

Front Exterior

Fully laid to pebbles giving off street parking for two cars.

