



## Fen Lane, Upminster offers in Excess of £800,000

- FOUR BEDROOMS
- DETACHED HOUSE
- APPROX 0.25 ACRE PLOT
- EXTENDED & REFURBISHED THROUGHOUT
- RE-FITTED KITCHEN & BATHROOM
- ENSUITE TO MASTER
- STUDY, UTILITY ROOM & GROUND FLOOR WC
- ATTACHED GARAGE
- ELECTRIC GATED IN & OUT OFF STREET PARKING
- NO ONWARD CHAIN



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door into storm porch, double glazed windows to side, tiled flooring, second door hardwood opening into:

### **Hallway**

Radiator, tiled flooring, stairs to first floor.

### **Office / Study**

3.03m x 2.77m (9' 11" x 9' 1") Double glazed windows to front and side, feature brick-built fireplace, fitted desk unit with fitted drawers and base units (to remain), radiator, tiled flooring.

### **Lounge**

6.56m x 4.27m (21' 6" x 14' 0") > 3.65m (12' 0") Double glazed windows to front, radiator, tiled flooring.

### **Kitchen / Diner**

8.64m > 2.74m (28' 4" > 9' 0") x 6.52m > 3.37m (21' 5" > 11' 1") Inset spotlights throughout, lantern skylight window to rear, opaque double glazed windows to side and rear, kitchen area; range of matching wall and base units, granite work surfaces, inset butler sink with chrome mixer tap, space for Rangemaster cooker, extractor hood, space and plumbing for American style fridge freezer, integrated dishwasher, breakfast bar area, built in storage cupboard, two wall mounted brushed gun-metal grey radiators, bi-folding doors to rear, tiled flooring.

### **Utility Room**

4.08m x 3.39m (13' 5" x 11' 1") > 2.4m (7' 10") Inset spotlights to ceiling, double glazed window to rear, two wall units and one base unit, laminate work surface, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer, brushed gun-metal grey radiator, tiled flooring, composite door to rear opening to rear garden.

### **Ground Floor WC**

Comprising low level flush WC, hand wash basin inset within base units, mosaic tile splash back, brushed



gun-metal grey radiator, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fixed double glazed window to front, fitted carpet.

### **Bedroom One**

6.46m x 4.16m (21' 2" x 13' 8") Double Glazed windows front & rear, fitted wardrobes, fitted carpet.

### **Ensuite Bathroom**

2.06m x 1.95m (6' 9" x 6' 5") Inset spotlights to ceiling, double glazed windows to rear, low level flush WC, hand wash basin inset within base units, bidet, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

### **Bedroom Two**

4.65m x 3.43m (15' 3" x 11' 3") into fitted wardrobes, double glazed windows to front, fitted wardrobes, radiator, fitted carpet.

### **Bedroom Three**

3.77m x 3.48m (12' 4" x 11' 5") Double glazed windows to front and side, radiator, fitted carpet.

### **Bedroom Four**

3.66m x 1.94m (12' 0" x 6' 4") Double glazed windows to rear, radiator, fitted wardrobe, fitted drawer unit, fitted carpet.

### **Bathroom**

2.93m x 2.62m (9' 7" x 8' 7") Inset spotlights to ceiling, opaque double glazed windows to rear, panelled bath with shower attachment, low level flush WC, hand wash basin inset within drawer units, rainfall shower cubicle, hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden (Unmeasured)**

Entire plot approximately a quarter of an acre of land, immediate patio area, detached outbuilding/summerhouse, brick-built barbecue, two timber sheds to rear, small pond to rear, various bush and plant borders, remainder laid to lawn, access to front via both sides.

### **Attached Garage**

6.04m x 4.1m (19' 10" x 13' 5") uPVC door opening to side and rear garden, power and lighting, electric metal shutter door to front.

### **Front Exterior**

Fully paved giving off street parking for multiple vehicles via In & out electric security gates.