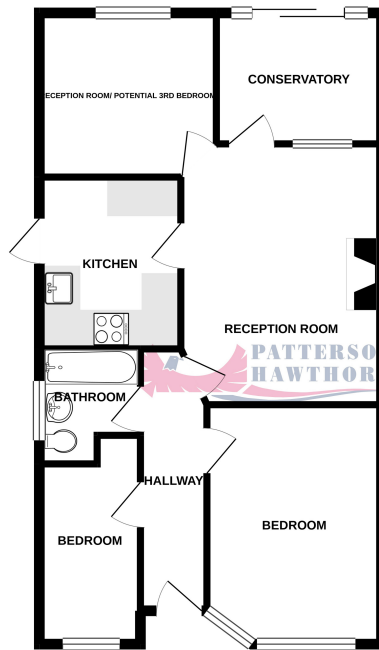


GROUND FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



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 illustration 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.  
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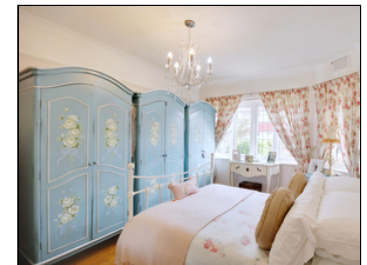
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## Chelmsford Drive, Upminster

Guide Price £450,000

- TWO BEDROOMS SEMI DETACHED BUNGALOW
- PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- TWO RECEPTION ROOMS & CONSERVATORY
- POTENTIAL THIRD BEDROOM
- 80' UN-OVERLOOKED REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- CLOSE TO UPMINSTER & HORNCHURCH TOWN CENTRES



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## **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**

3.89m x 4.05m (12' 9" x 13' 3") 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 ring 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 72 ft - 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 multiple vehicles.

