

DURDEN & HUNT

INTERNATIONAL



Moor Lane, Upminster RM14

Offers In Excess Of £425,000

- Three Bedroom Semi Detached Home
- Front And Rear Gardens
- Great Potential, Including Extensions (STPP)
- Linked Living And Dining Room
- Garage
- Off Street Parking to Rear
- Conservatory
- Excellent Transport Links

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

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Three Bedroom Semi Detached Home - Linked Living And Dining Room - Conservatory - Front And Rear Gardens - Garage - Excellent Transport Links - Great Potential, Including Extensions (STPP) - Off Street Parking to Rear



Council Tax Band: D



Durden and Hunt welcome to the market this three bedroom semi-detached home in Cranham.

Offering great potential, including extensions (STPP), the property benefits from a linked living and dining room, separate kitchen and conservatory. Upstairs three bedrooms, all with wardrobes or storage, are complemented by a family bathroom.

Externally a walled front garden can be found whilst to the rear a garden, complete with patio is featured. The property further benefits from a garage.

Ideally located close to local shops and amenities it has excellent transport links including the M25, A127 and Upminster stations (underground and overground).

Consumer Protection from Unfair Trading Regulations 2008.

Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included, they may however be available by separate negotiation. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these.

Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated.

Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

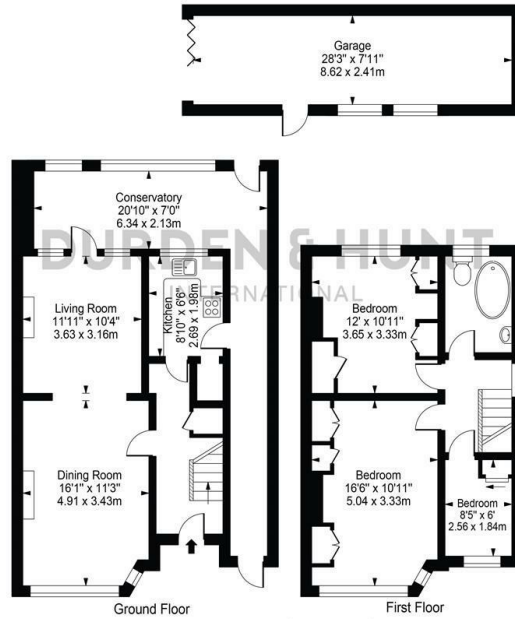
Buyers must check the availability of any property and make an appointment to

view before embarking on any journey to see a property.

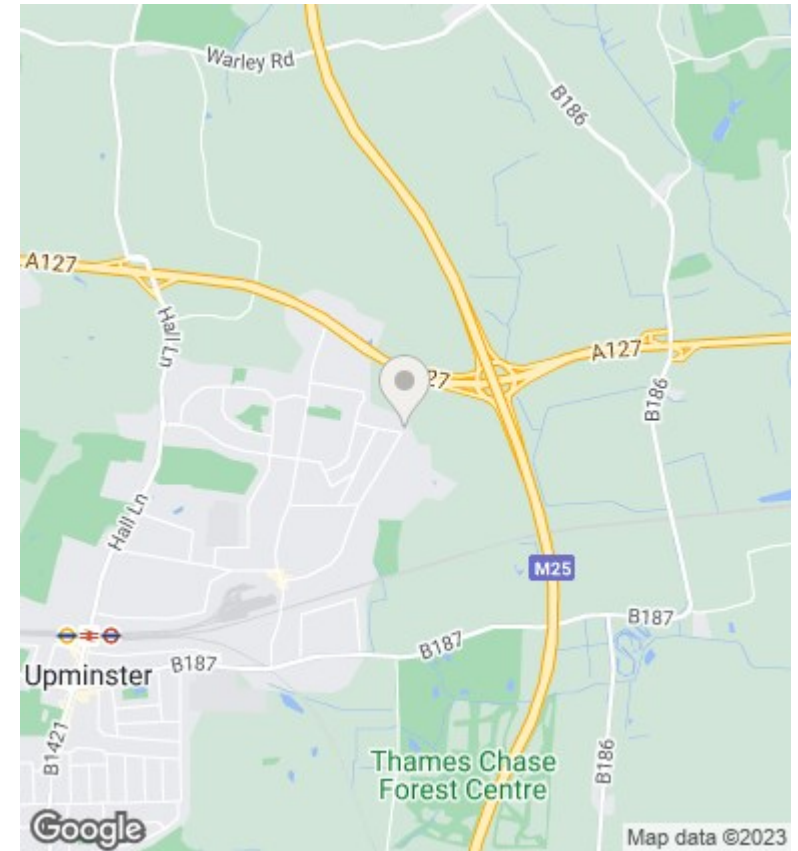
On occasion photographs may be owner supplied.

Durden & Hunt are a proud member of the Property Ombudsmen.

Moor Lane
 Approx. Total Internal Area 1463 Sq Ft - 135.92 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 224 Sq Ft - 20.77 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC