

DURDEN & HUNT

INTERNATIONAL



Heron Way, Upminster RM14

Offers In The Region Of £575,000

- Off Road Parking And Garage
- Master Bedroom With En Suite
- Spacious Kitchen
- Excellent Transport Links
- Three Further Bedrooms
- Contemporary Family Bathroom
- Garden With Patio, Decking and Lawn Areas
- Large Living And Dining Room

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

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

Heron Way, Upminster RM14

Off Road Parking And Garage - Excellent Transport Links - Garden With Patio, Decking and Lawn Areas - Master Bedroom With En Suite - Three Further Bedrooms - Large Living And Dining Room - Spacious Kitchen - Contemporary Family Bathroom



Council Tax Band: D



Durden and Hunt welcome to the market this four bedroom home in Upminster, ideal for a growing family.

Internally the well kept property benefits from a large living room with linked dining room, that opens onto the garden. Additionally the spacious fitted kitchen provides access to the exterior and optimises the ground floor.

On the second floor the large master bedroom offers a dedicated en suite, storage and a Juliet balcony. The first floor features three bedrooms, two with fitted wardrobes and storage, and a contemporary family bathroom.

Externally the property boasts off road parking, side access and a garage, complete with downstairs shower. To the rear a good sized garden features patio, decking and lawn areas, ideal for entertaining.

Ideally located for local shops, schools, amenities and ample green spaces it has excellent transport links including the M25, A127 and Upminster station's Overground, C2C and District Line.

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

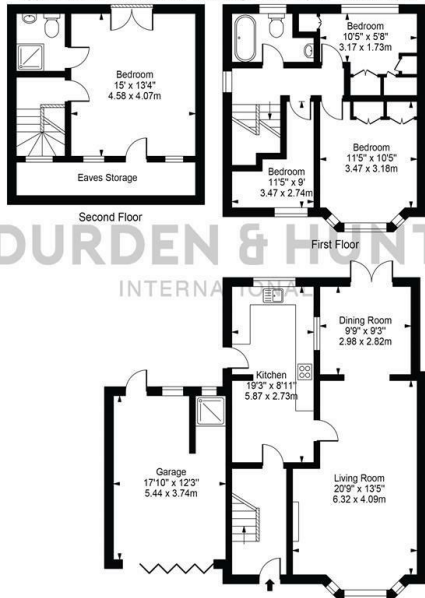
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are

advised to confirm these. 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. 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/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



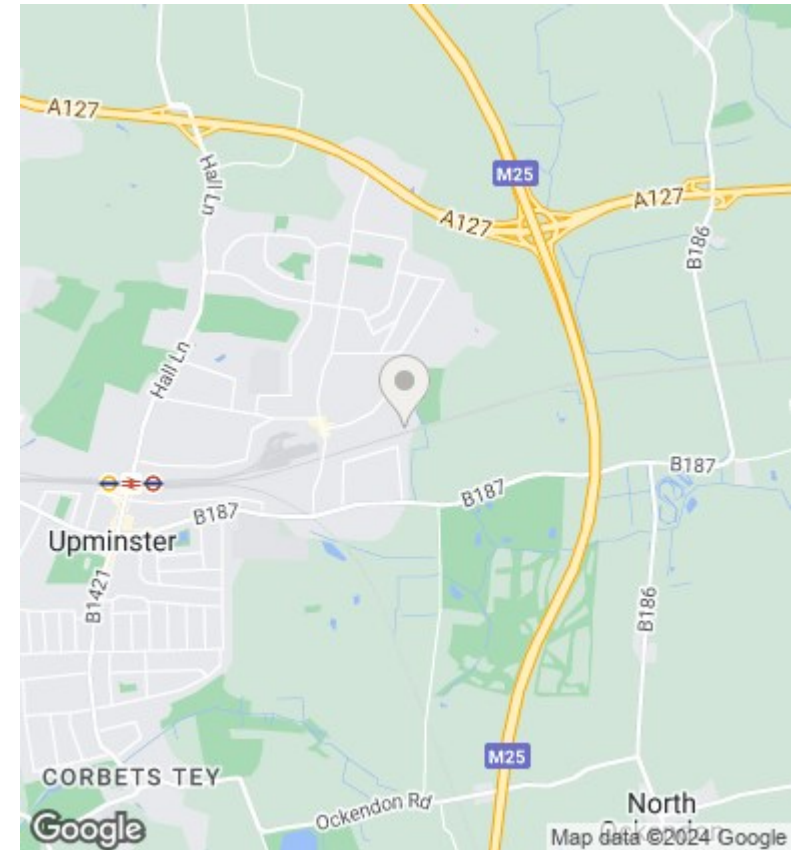


Heron Way
 Approx. Total Internal Area 1668 Sq Ft - 154.93 Sq M
 (Including Eaves Storage & Garage)
 Approx. Gross Internal Area 1366 Sq Ft - 126.91 Sq M
 (Excluding Eaves Storage & Garage)
 Approx. Gross Internal Area Of Garage 219 Sq Ft - 20.35 Sq M



For Illustration Purposes Only - Not To Scale

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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (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 | |