

DURDEN & HUNT

INTERNATIONAL



St Lawrence Road, RM14

Offers Over £750,000

- End-Terraced Home
- Downstairs Shower Room
- Garden With Decking Area
- Good Sized Reception Room
- Five Bedrooms Two With Fitted Wardrobes
- Detached Garage
- Open Plan Kitchen And Living Area
- Luxury Family Bathroom
- Excellent Transport Links

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

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

St Lawrence Road, RM14

No Onward Chain - 0.2 mile To Upminster Station (C2C) - End Terraced Home - Good Sized Reception Room - Open Plan Kitchen And Living Area - Downstairs Shower Room - Five Bedrooms Two With Fitted Wardrobes - Luxury Family Bathroom - Garden With Decking Area -Detached Garage - Excellent Transport Links



Council Tax Band: E



Durden and Hunt welcome to the market this immaculate end terraced home in Upminster.

Internally this property benefits from a good sized reception room, downstairs shower room, modern open plan kitchen and living area with patio doors leading onto the garden.

The first floor consists of three bedrooms, two of which have fitted wardrobes which are complemented by a luxury family bathroom. The second floor further boasts two additional bedrooms.

Externally this property offers a garden with decking area and a detached rear garage.

Ideally located close to local shops, schools and amenities as well as excellent transport links including M25, A127 and Upminster train station.

Tenure: Freehold

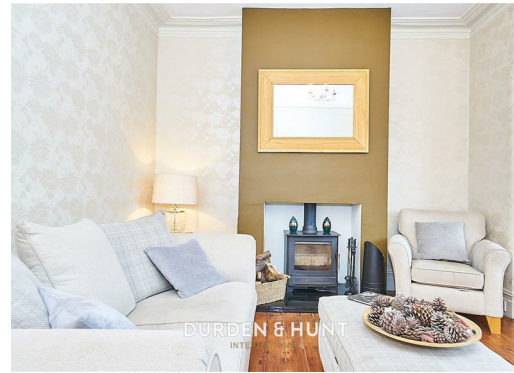
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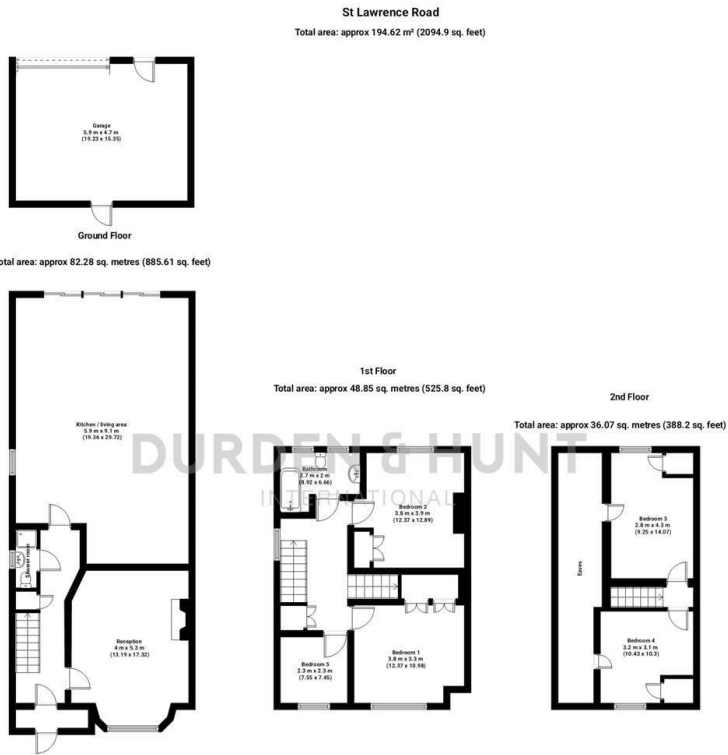
Consumer Protection from Unfair Trading Regulations
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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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.







THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.



Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	