



CHALK STREET /
ESTATE

Moultrie Way, Upminster, RM14

Offers Over **£450,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Situated just 0.5 miles from the 'Outstanding' Hall Mead School, this three-bedroom semi-detached house offers a lovely family home, boasting spacious interiors and a generous 76 foot rear garden.

Upon entering, you are greeted by a welcoming hallway. Spanning the right-hand side, the spacious reception room is centred around a feature fireplace, with a large window to the front allowing natural light and double patio doors to the rear providing seamless access to the garden.

On the left-hand side, the open-plan kitchen and dining room is designed for modern living. It features numerous wall and base units, ample worktop space, and room for essential appliances. A door from the kitchen opens onto a convenient lean-to, which in turn provides access to the rear garden.

Upstairs, you will find three well-proportioned bedrooms, providing comfortable accommodation. A family bathroom serves these bedrooms, completing the first-floor layout.

Externally, the property benefits from off-street parking via a driveway to the front, and convenient side access through the lean-to. The expansive 76 foot rear garden offers a fantastic outdoor space, ready for enjoyment and providing plenty of room for various activities.

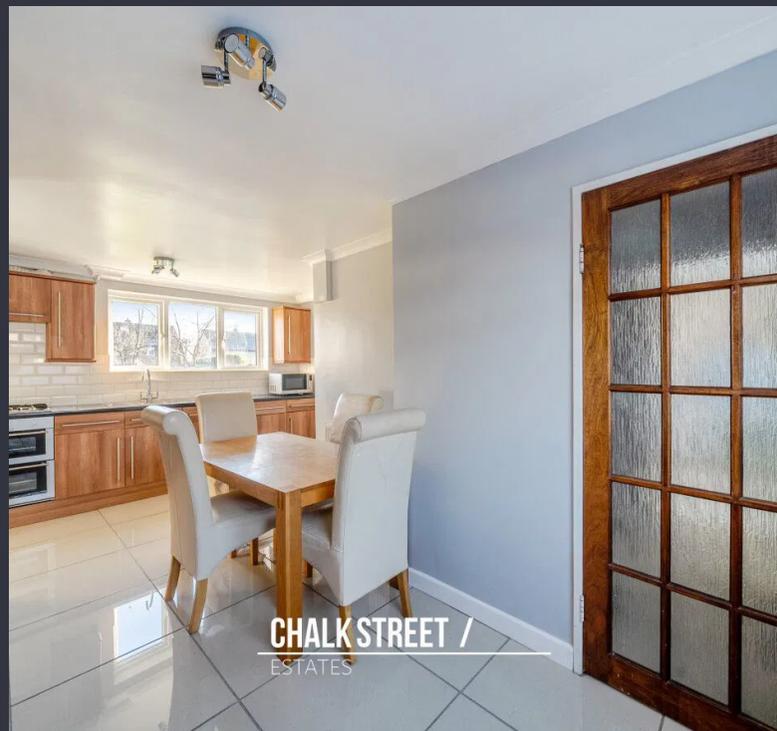
With its desirable features and fantastic location, this home is a must-see. We encourage an early viewing to fully appreciate all it has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- Three Bedrooms
- Semi-Detached House
- Spacious Reception Room
- Open Plan Kitchen / Dining Room
- Off Street Parking
- Side Access via Lean To
- 76' Rear Garden
- 0.5 Miles From 'Outstanding' Hall Mead School



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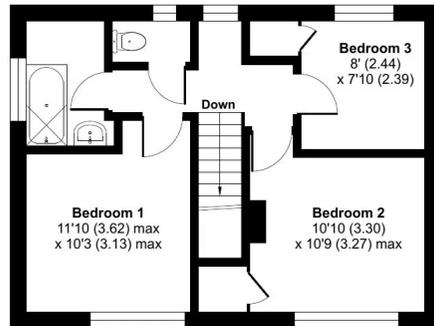


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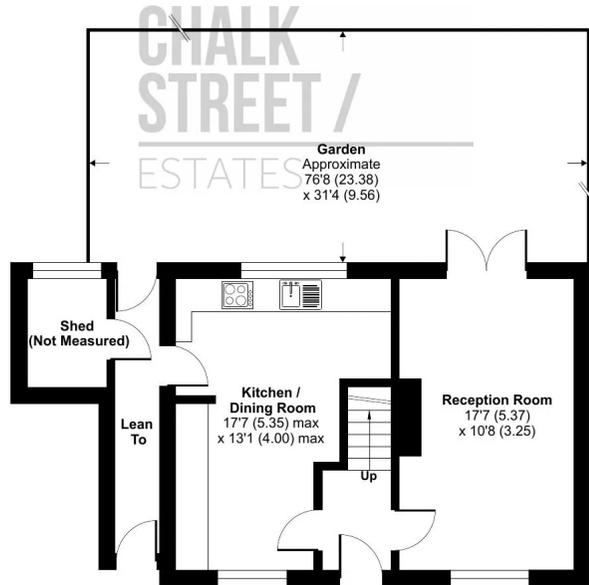
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Approximate Area = 856 sq ft / 79.5 sq m (excludes shed & lean to)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Chalk Street Estates Limited. REF: 1399796



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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