



CHALK STREET /

Stour Way, Upminster, RM14

Offers Over **£500,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain, and positioned just 0.6 miles from the highly regarded 'Outstanding' Hall Mead School, this extended three-bedroom terraced home presents an excellent opportunity for a growing family.

Upon entering, a welcoming porch provides a practical space for coats and shoes and leads through to the entrance hallway, with stairs rising to the first floor.

The spacious through lounge offers a versatile living environment, ideal for relaxing, entertaining, or family time. Well-proportioned and filled with natural light, it provides ample space for both seating and additional furniture arrangements.

To the rear, the true heart of the home is the extended kitchen/dining area. Thoughtfully designed, this modern space features a range of contemporary units, generous work surfaces, and room for essential appliances. There is ample space for a dining table, making it ideal for both everyday family life and entertaining, while bi-folding doors to the rear garden enhance the natural light and create a seamless connection to the outdoors.

Completing the ground floor is a conveniently located W/C, accessed from the hallway.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from a bay-fronted aspect, while the remaining rooms provide flexible accommodation for children, guests, or a home office.

The internal accommodation is completed by a modern family bathroom, fitted with a contemporary suite.

Externally, the property benefits from off-street parking to the front, adding convenience for day-to-day living.

To the rear, the approx. 36'3 (11.04m) garden provides a secure and enjoyable outdoor space, ideal for children, entertaining, or simply relaxing during warmer months.

This home offers a well-balanced combination of space, functionality, and location—perfectly suited to modern family living.

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.





- No Onward Chain
- Three Bedrooms
- Terraced House
- Extended To The Rear
- Beautifully Presented Throughout
- Modern & Stylish Kitchen / Dining Area
- Spacious Through Lounge
- Off Street Parking
- 36'3 Rear Garden
- 0.6 Miles From 'Outstanding' Hall Mead School







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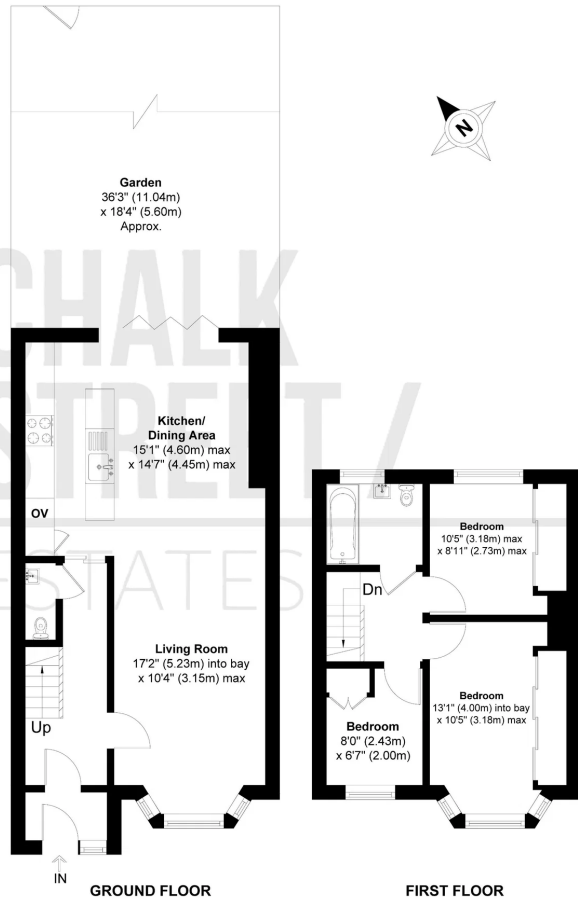
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Ground = 51.71 sq m / 557 sq ft

First = 33.50 sq m / 361 sq ft

Total = 85.21 sq m / 918 sq ft

For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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	

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