



CHALK STREET /

Tyne Close, Upminster, RM14

Offers Over **£450,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain, positioned just 1 mile from Upminster Station this three-bedroom semi-detached house offers a fantastic opportunity for those seeking a well-located home with convenient access to local amenities and transport links.

Upon entering the property, you are greeted by a welcoming entrance that leads through to the main reception rooms.

The ground floor features two versatile reception rooms, providing ample space for relaxation and entertaining. These rooms offer flexibility for various layouts, whether you envision a formal living area, a cozy family room, or a dedicated dining space.

The spacious kitchen is well-proportioned and provides a functional area for cooking, with scope for personal touches to create a truly bespoke culinary space.

Ascending to the first floor, you will find three comfortable bedrooms, each offering a peaceful retreat. A family bathroom and a separate W/C complete the internal accommodation, providing practical facilities for a busy household.

Externally, the property benefits from off-street parking to the front, adding to the convenience for residents. Side gate access leads to the garage, offering additional storage or parking options. The 44' west-facing rear garden provides a pleasant outdoor space, perfect for enjoying the afternoon and evening sun.

This home offers a superb opportunity to acquire a semi-detached property in a desirable location, making it an ideal choice for a wide range of buyers.

According to vendor:

Heating: Gas Central

Broadband: Broadband available but contract cancelled, supplier was BT

Mobile Coverage: Good connection with no known issues

Sewerage: Mains drainage understood, with no private drainage system advised

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
- Semi-Detached House
- Two Reception Rooms
- Spacious Kitchen
- Family Bathroom With Separate W/C
- Off Street Parking
- Side Gate Access & Garage
- 44' West Facing Rear Garden
- 1 Miles From Upminster Station







TYNE CL, UPMINSTER



**CHALK
STREET /**
ESTATES

3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM 1 GARAGE

GROUND FLOOR 43.80 SQ.M
472 SQ.FT

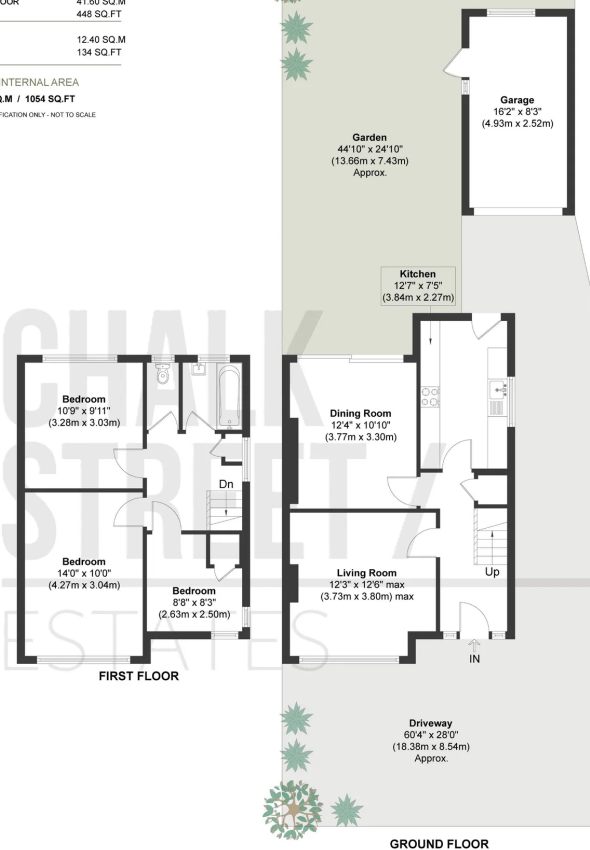
FIRST FLOOR 41.60 SQ.M
448 SQ.FT

GARAGE 12.40 SQ.M
134 SQ.FT

TOTAL INTERNAL AREA

97.80 SQ.M / 1054 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



GROUND FLOOR

THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY, ALL DIMENSIONS, LAYOUTS, AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.

VISUALS BY
LUXLENS.CO.UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chalk Street Estates - Sales

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