

Meadow Way, Upminster, RM14

£850,000

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2

Situated in close proximity to The Coopers' Company and Coborn School, just 0.6 miles from Upminster Station and within easy reach of Upminster Park and the town centre, is this beautifully presented four-bedroom semi-detached house with a self-contained, one-bedroom annex.

Offering over 1,636 sq. ft. of internal accommodation, the property combines generous living space with an impressive 110 ft. rear garden, making it an ideal choice for modern family living.

Upon entering, you are welcomed by a spacious entrance hall providing access to the principal reception rooms and the staircase to the first floor.

Positioned at the front of the property, the kitchen offers a range of wall and base units, ample worktop space across three sides and room for essential appliances. A door provides access to the side and rear of the property.

Spanning the right-hand side of the ground floor, the principal reception room is tastefully presented in modern tones, with herringbone flooring throughout creating a stylish and inviting space in which to relax. The room extends into an extension, where a skylight allows natural light to flood the interior. A set of double doors provides direct access to the rear garden. The living and dining areas also benefit from air conditioning, providing additional comfort throughout the year.

Accessed from either the reception room or kitchen, the separate dining room comfortably accommodates a dining table and chairs. This versatile space could also be utilised as an alternative reception room, depending on individual requirements.

To the first floor are two generously sized double bedrooms and two further single bedrooms, all beautifully presented. Three of the bedrooms also benefit from fitted wardrobes.

Completing the first-floor accommodation is a spacious four-piece family bathroom, comprising a bath, separate walk-in shower, wash hand basin and W/C. The bathroom benefits from underfloor heating, adding an extra touch of comfort.

Externally, the property continues to impress. To the front, a driveway provides ample off-street parking for multiple vehicles, with telescopic security posts offering additional security. A shared side entrance with the neighbouring property provides access to the rear garden via a double gate.

The impressive 110 ft. rear garden begins with a patio area, beyond which the remainder is predominantly laid to lawn and complemented by mature shrubs. The garden also benefits from a range of useful outbuildings, including a shed, greenhouse and a self-contained annex.

A particular highlight is the garden annex, which provides additional self-contained accommodation comprising a bedroom, en-suite shower room and open-plan kitchen/living room. The annex also benefits from underfloor heating, making it a comfortable and versatile space that could be ideal for guests, extended family or those seeking independent accommodation, subject to individual requirements.

At the far end of the garden is a dedicated children's play area, sectioned off behind a gate to create a separate space for family enjoyment.

The property is also equipped with a camera system, which can be reinstated by the incoming owner.

Occupying a highly sought-after residential location, close to well-regarded schooling, transport links and local amenities, this substantial family home offers a fantastic combination of spacious interiors, versatile accommodation, useful additional features and an impressive rear garden with dedicated space for children. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

According to the vendor:

Heating: Gas

Broadband: Broadband available, currently supplied by EE in the main property. The annex has a line available for connection should the new owner wish to arrange this; there is currently no Wi-Fi in the annex.

Mobile Coverage: Reliable mobile phone reception

Sewerage: Connected to the mains sewer network, including the annex

Loft: The loft is boarded, providing useful additional storage space.

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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.

Tenure: Freehold

Property Type: Semi Detached House

- Four / Five Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Two Reception Rooms
- Four Piece Family Bathroom
- Off Street Parking Via Driveway
- West Facing 110' Rear Garden
- Garden Annex With Bedroom, Kitchen & En-Suite
- 0.6 Miles from Upminster Station
- Within Close Proximity To The Coopers' Company & Coborn School


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MEADOW WAY

UPMINSTER, RM14

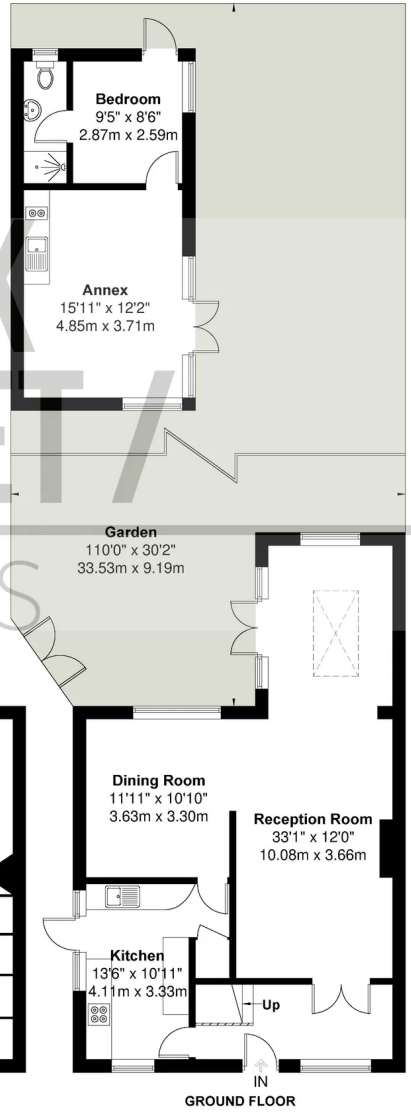
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5 BEDROOM | 2 BATHROOM | 3 RECEPTION ROOM

GROUND FLOOR	68.6 SQ M 738 SQ FT
FIRST FLOOR	54.4 SQ M 585 SQ FT
ANNEX	29.1 SQ M 313 SQ FT

TOTAL INTERNAL AREA
152.1 SQ M / 1636 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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