

**To arrange a viewing contact us
today on 01268 777400**



Silver Birch Mews, Upminster Offers in excess of £800,000

This outstanding four-bedroom detached built in 2011, is enviably positioned within an exclusive private gated estate, offering a rare combination of tranquillity, security and everyday convenience. Located 1.1 miles to Upminster C2C & District line station.

Ideal for families, the home is within close proximity to several highly regarded schools, including Hall Mead School, The Coopers' Company and Coborn School, Engayne Primary School and The James Oglethorpe Primary School.

Arranged over three spacious floors, the property offers well-balanced and versatile accommodation designed to suit modern family living.

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ENTRANCE HALL

15'1" x 11'1" (4.60m x 3.38m)

KITCHEN/DINER

16'1" x 14'10" (4.90m x 4.52m)

LOUNGE

15'1" x 12'1" (4.60m x 3.68m)

SITTING ROOM

16'1" x 9'1" (4.90m x 2.77m)

Downstairs W.C.

7'1" x 3'1" (2.16m x 0.94m)

Utility Room

7'1" x 6'10" (2.16m x 2.08m)

LANDING

11'1" x 8'10" (3.38m x 2.69m)

BEDROOM TWO

15'1" x 11'1" (4.60m x 3.38m)

BEDROOM THREE

12'1" x 11'1" (3.68m x 3.38m)

BEDROOM FOUR

12'1" x 9'1" (3.68m x 2.77m)

FAMILY BATHROOM

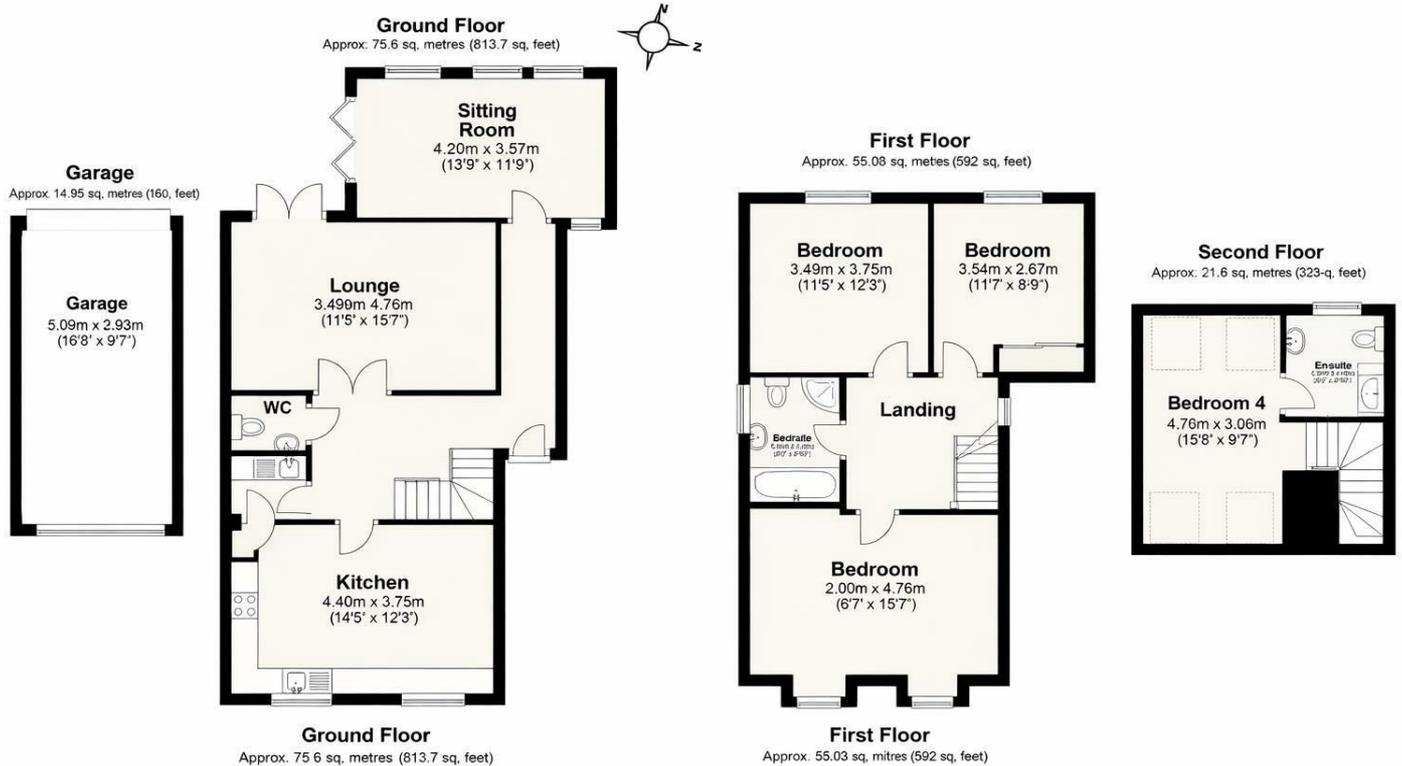
9'1" x 7'1" (2.77m x 2.16m)

THIRD FLOOR**MASTER BEDROOM WITH EN-SUITE**

17'10" x 9'1" (5.44m x 2.77m)

LOW MAINTENANCE REAR GARDEN**OFF STREET PARKING****DETACHED GARAGE**

18'0" x 11'0" (5.49m x 3.35m)



Total area: approx. 162.2 sq. metres (1745.4 sq. feet)

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Silver Birch Mews

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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