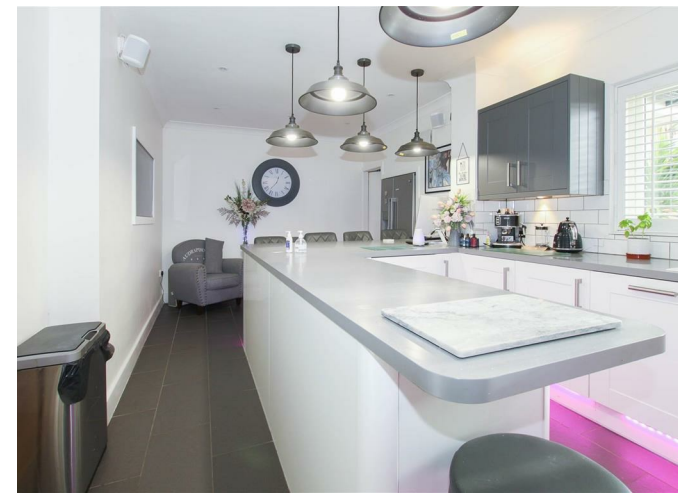




Keith  
Ashton

Laburnham Gardens,  
Upminster



## 41 LABURNHAM GARDENS

Upminster, RM14 1HX

£535,000

Situated at the end of a quiet cul-de-sac is this three, double bedroom, semi detached family home with excellent off street parking for three vehicles and having had several notable improvements, including an extension to the kitchen / breakfast room which has been completely refurbished to a high standard. The garage has also been converted into a utility room. The property is well-positioned and is within close proximity of Cranham brickfields local nature reserve and has main bus routes into Upminster Town Centre with its C2C station, and is also within the catchment area of James Oglethorpe, Engayne Primary and Hall Mead secondary school. The property also features a particularly nice landscaped rear garden with a built-in brick BBQ and a useful summer house with power and light connected and ethernet connections for wifi. The master bedroom has an en-suite shower room and there is also a spacious main family bathroom.

- THREE DOUBLE BEDROOMS
- RE-FITTED KITCHEN / BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- SEPARATE UTILITY ROOM
- LARGE LOUNGE WITH FEATURE FIREPLACE
- EN-SUITE SHOWER ROOM
- AMPLE OFF STREET PARKING
- 61' REAR GARDEN WITH SUMMER HOUSE

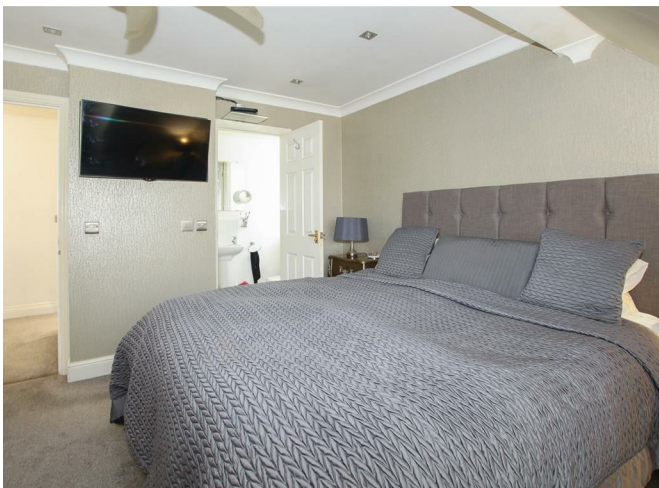


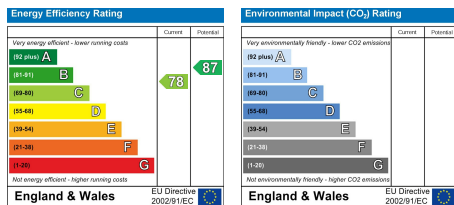
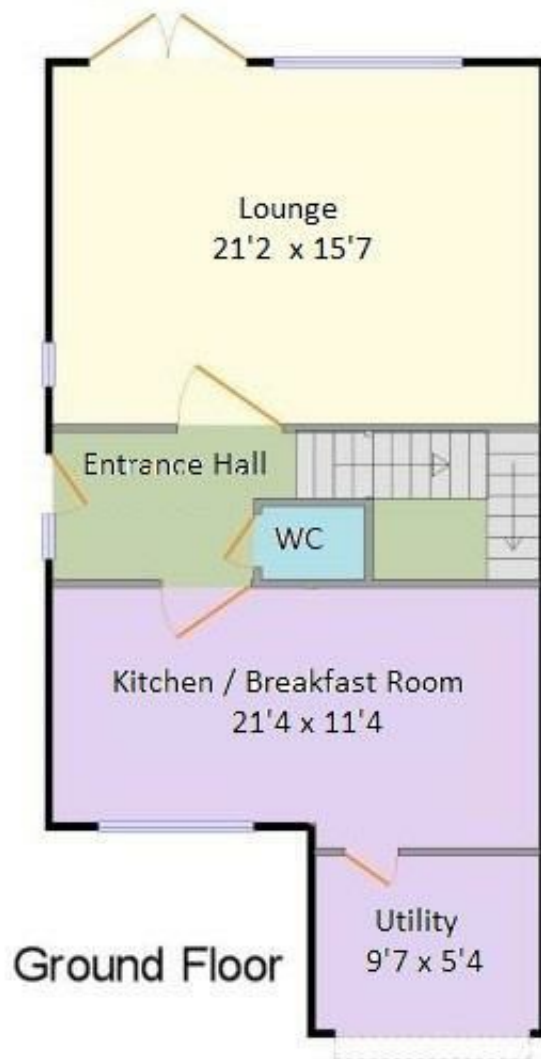
## Description

The front door to the property is approached via the side and leads into a spacious entrance hall with solid mahogany flooring. Stairs lead to the first floor. There is a ground floor cloakroom which is fitted in a three piece white suite. To the right of the hallway there is a completely re-fitted kitchen/breakfast room with high gloss wall and base units, built-in appliances which include twin ovens, one of which is a microwave, a five ring gas hob, integrated dishwasher and fridge. This in turn gives access to the remaining part of the garage which has been converted into a utility room with plumbing for washing machine and a two year old gas boiler, supplying domestic hot water and radiators. The main lounge is located to the rear of the house and takes advantage of the landscaped garden, and has French doors. The lounge has a feature coal effect gas fireplace, and solid mahogany wooden flooring.

To the first floor there is a spacious landing with access to the loft. One of the bedrooms has a walk-in dressing room and built-in storage cupboard. A second bedroom has an en-suite shower room which is fitted with a three piece white suite and the third bedroom which also has fitted wardrobes and drawers. The bathroom is spacious and has a three piece white suite with a separate shower unit over the bath.

Externally the property has parking for three vehicles to the front on a block paved driveway and has side pedestrian access which leads to the rear garden which measures approx, 61' in length and commences with a paved patio with brick built bbq and neat lawns, well stocked flowerbeds and a summer house with full power and light connected, along with ethernet connections for wifi. There is also courtesy lighting and power sockets in the garden.





**SERVICES:**

Local Authority: Upminster  
 Council tax band:  
 Post code: RM14 1HX

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:**

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)