



Keith  
Ashton

Warley Road,  
Upminster



## HILLTOP WARLEY ROAD Upminster, RM14 1TR

We are delighted to present this beautifully maintained semi-detached home, situated on the sought-after Warley Road. Offered with No Onward Chain, the property boasts impressive ground-floor living accommodation alongside a large, attractive south facing rear garden, perfect for families and entertaining. Currently offering two well-proportioned bedrooms, the home also provides excellent potential to extend (STPP). Conveniently positioned for both Harold Wood and Upminster stations, this property combines comfortable living with easy access to excellent transport links.

- BEAUTIFULLY PRESENTED THROUGHOUT
- IMPRESSIVE GROUND FLOOR LIVING SPACE
- 1.3 MILES TO HAROLD WOOD STATION
- TWO BEDROOMS
- GARAGE
- LARGE SOUTH FACING REAR GARDEN
- 2.5 MILES TO UPMINSTER STATION
- POTENTIAL TO EXTEND (STPP)

Guide Price £650,000



## Description

The internal accommodation begins with a welcoming entrance hall, leading to a bright and comfortable front-facing lounge. Double doors open through to an impressive open-plan kitchen, lounge and dining area, creating a fantastic sense of space. The well-appointed kitchen features a range of eye and base level units with contrasting worktops, along with direct access to the rear garden and an internal door to the integral garage. The space flows seamlessly into the lounge/diner, providing an ideal setting for family life and entertaining, enhanced by French doors that open out onto and overlook the rear garden. A ground-floor cloakroom completes this floor.

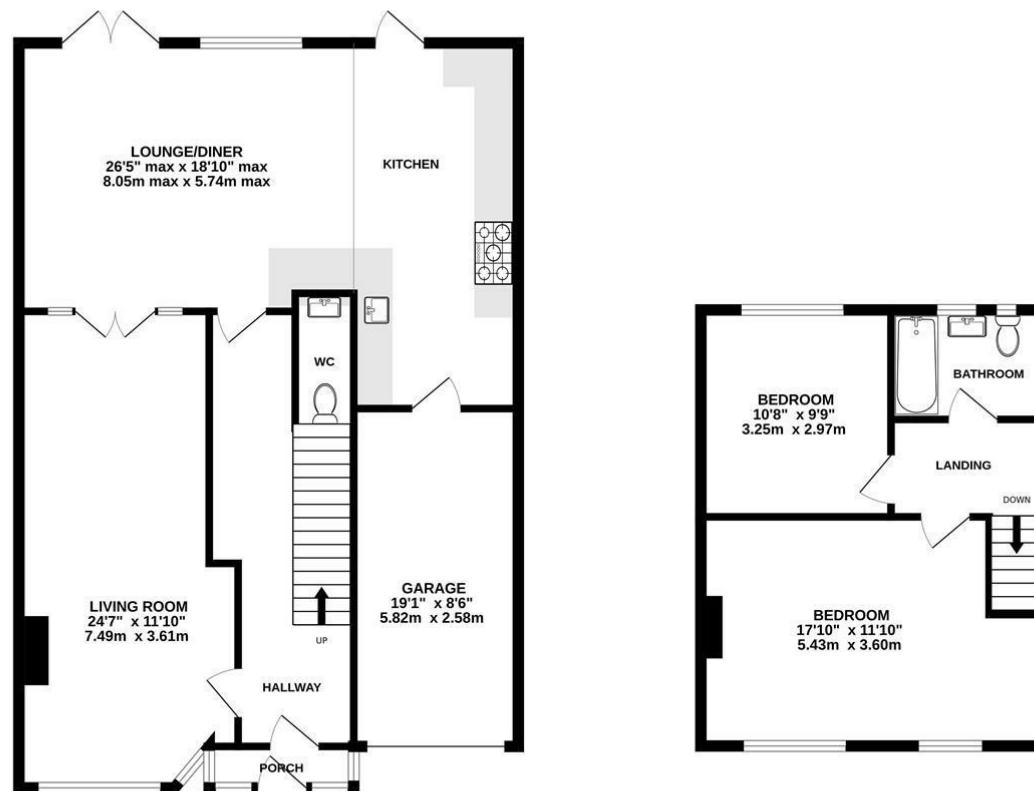
To the first floor, the landing provides access to two well-proportioned bedrooms and a stylish family bathroom.

Externally, the south facing rear garden begins with a paved patio area, leading onto a vast, well-maintained lawn bordered by mature shrubs. To the front, a shingle driveway offers ample off-street parking.

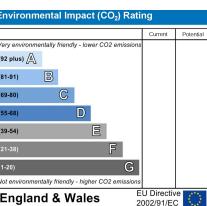
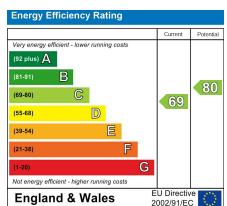


GROUND FLOOR  
963 sq.ft. (89.5 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### SERVICES:

Local Authority: Upminster  
Council tax band: E  
Post code: RM14 1TR

#### 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 260858 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)

