



Howard Road, Upminster

Guide Price £495,000 Freehold

SOLD

GUIDE PRICE £495,000 - £525,000

Ali & Co are excited to welcome to the market this well presented TWO BEDROOM charming and spacious SEMI DETACHED BUNGALOW , located in one of Upminster's most sought-after residential areas.

Garage | Great School Catchment | kitchen/diner | Spacious Layout | Front Driveway | Located just a short walk from Upminster Station | Charming two bedroom bungalow |

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Ali&Co
PROPERTY SERVICES

TWO BEDROOM SEMI-DETACHED BUNGALOW

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LOCATION: Situated in the heart of Upminster, Howard Road is a quiet, tree-lined street known for its friendly community and attractive homes. The property is just a short walk from Upminster Station, offering fast C2C services to London Fenchurch Street and District Line access, making it ideal for commuters.

Families will appreciate the proximity to highly rated schools, including Coopers' Company and Coborn School, and the abundance of local parks, shops, and cafes. With easy access to the A127 and M25, this location combines suburban tranquility with excellent connectivity.

ACCOMODATION: This charming bungalow offers the perfect blend of comfort and convenience, all on one level. Ideal for those seeking easy living, the property features a spacious layout newly fitted modern kitchen complete with built in appliances, a contemporary Bathroom , and two good size bedrooms , the layout ensures accessibility throughout.

EXTERNALLY : The paved rear garden provides a peaceful retreat, perfect for entertaining or relaxing, while the front driveway offers convenient off-street including a garage giving access to the side of the property.

Internal viewings highly recommended , please call the office today on 01375 806786 to arrange a viewing of this beautifully presented home.

Council Tax Band: D
Tenure: Freehold
Parking options: Driveway
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Bedroom 1

w: 3.2m x l: 4.47m (w: 10' 6" x l: 14' 8")

Bedroom 2

w: 2.6m x l: 2.7m (w: 8' 6" x l: 8' 10")

Lounge

w: 3.2m x l: 3.37m (w: 10' 6" x l: 11' 1")

Kitchen/diner

w: 2.7m x l: 3.5m (w: 8' 10" x l: 11' 6")

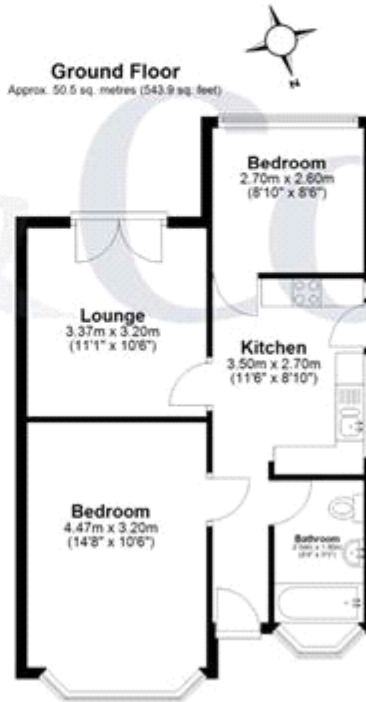




Outbuilding
Approx. 18.9 sq. metres (203.9 sq. feet)



Ground Floor
Approx. 50.5 sq. metres (543.9 sq. feet)



Total area: approx. 69.5 sq. metres (747.8 sq. feet)
Howard Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	59
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.