



## Front Lane

Upminster, RM14 1XU

Guide Price £450,000 - £475,000. Located in the popular residential location of Cranham in Upminster is this semi detached bungalow offered for sale with no onward chain, the accommodation includes entrance hall, extended reception room, kitchen, two bedrooms, four piece bathroom and a loft room currently used as an additional bedroom. Externally there is a pretty 120ft rear garden and a driveway to the front.

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## Entrance Hall

Entrance door, double glazed window to side, carpet, radiator.

## Reception Room

25' x 20'5" narrowing to 12'5" (7.62m x 6.22m narrowing to 3.78m)

Double glazed windows to rear, double glazed door to rear, carpet, three radiators, stairs to first floor.

## Kitchen

15'8" x 7'8" (4.78m x 2.34m)

Frosted double glazed window to side, carpet, stainless steel single drainer sink, gas boiler, plumbing for washing machine and dishwasher, wall and base units, electric hob, oven and extractor.

## Bedroom One

12'6" x 10'4" (3.81m x 3.15m)

Double glazed bay window to front, coved ceiling, carpet, radiator.

## Bedroom Two

10' x 8'11" (3.05m x 2.72m)

Double glazed window to front, coved ceiling, carpet, radiator.

## Bathroom

15' x 8'1" (4.57m x 2.46m)

Frosted double glazed window to side, pedestal wash hand basin, low level WC, shower cubicle, corner bath, radiator, carpet, part tiled walls, storage cupboards.

## Loft Area

18'7" x 12'3" (5.66m x 3.73m)

Double glazed windows to front and rear, carpet, radiator, two built in wardrobes one providing access to eaves storage.

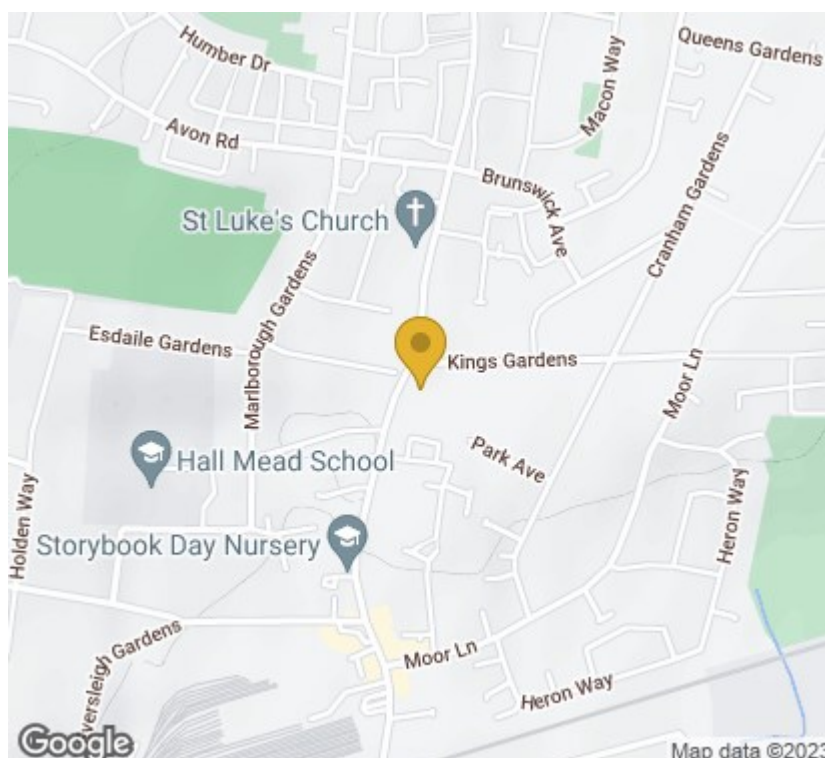
## Garden

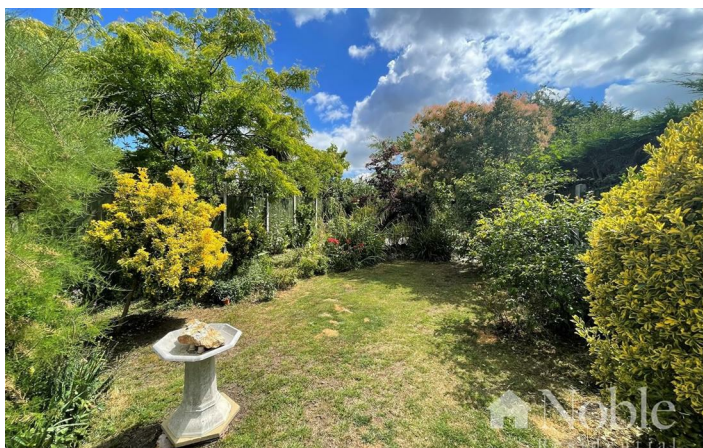
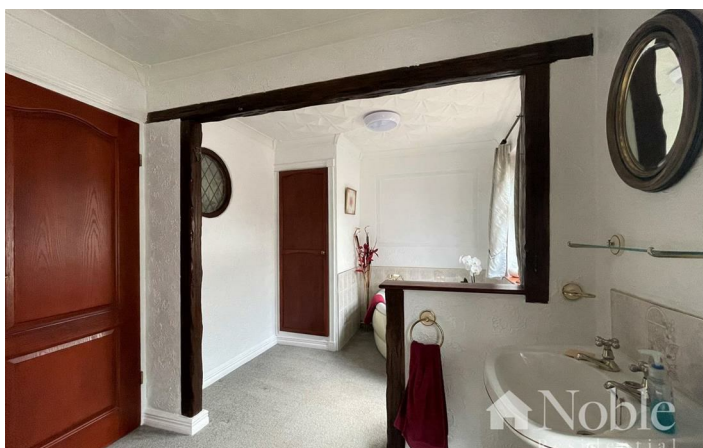
120ft (36.58mft)

Patio area to the rear of property with steps to lawn, various surrounding flower beds, additional patio area at rear of garden, shed, side pedestrian gate into garden.

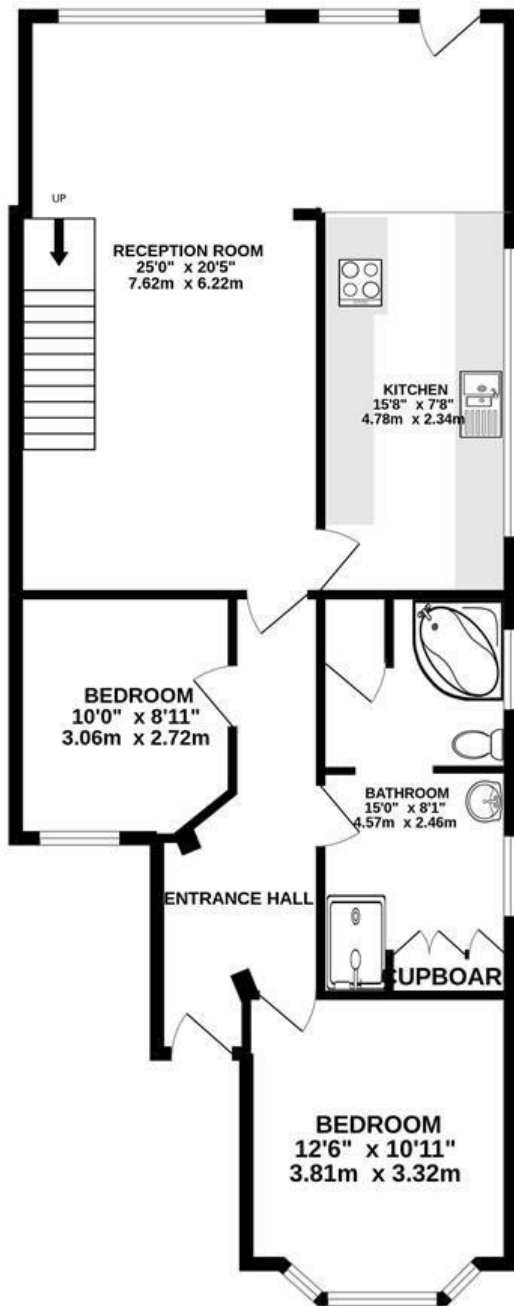
## Parking

Driveway to the front, shared driveway to the side with gates to additional parking area.

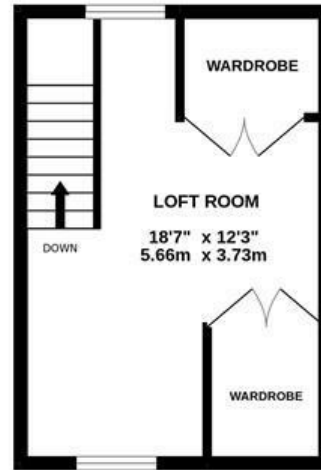




GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR  
231 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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