

ParaBar Estates



St. Lawrence Road, Upminster

Asking Price £575,000

- TWO DOUBLE BEDROOMS
- VICTORIAN CHARACTER PROPERTY
- SHORT WALK TO HIGH STREET
- EXCELLENT CONDITION
- LARGE KITCHEN DINER
- 0.3 OF A MILE TO UPMINSTER STATION
- GARAGE AT REAR
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN

106 High Street, Billericay, Essex, CM12 9BY
01277 65 65 63

info@parabar.co.uk
www.parabar.co.uk

St. Lawrence Road, Upminster

* CHARACTER VICTORIAN HOME * TWO DOUBLE BEDROOMS * KITCHEN DINER * LOUNGE WITH BAY WINDOW * CONSERVATORY * DOWNSTAIRS CLOAKROOM * SECLUDED REAR GARDEN * DETACHED GARAGE AT REAR * Beautiful Two bedroom Victorian home located 0.3 miles to Upminster C2C Station and a short walk to High Street. This Character property has scope to extend at rear and into loft space subject to planning and has a secluded rear garden and detached garage at rear. This property has been kept in excellent condition by the current owner.



Council Tax Band: D



ENTRANCE HALL

LOUNGE

13 x 10'10

KITCHEN DINER

17'10 x 10'8

CONSERVATORY

12'8 x 9'6

CLOAKROOM

FIRST FLOOR

BEDROOM ONE

14'10 x 10'7

BEDROOM TWO

10'8 x 9'10

BATHROOM

7'5 x 6'10

EXTERIOR

GARAGE





Ground Floor
Area: 45.3 m² ... 487 ft²



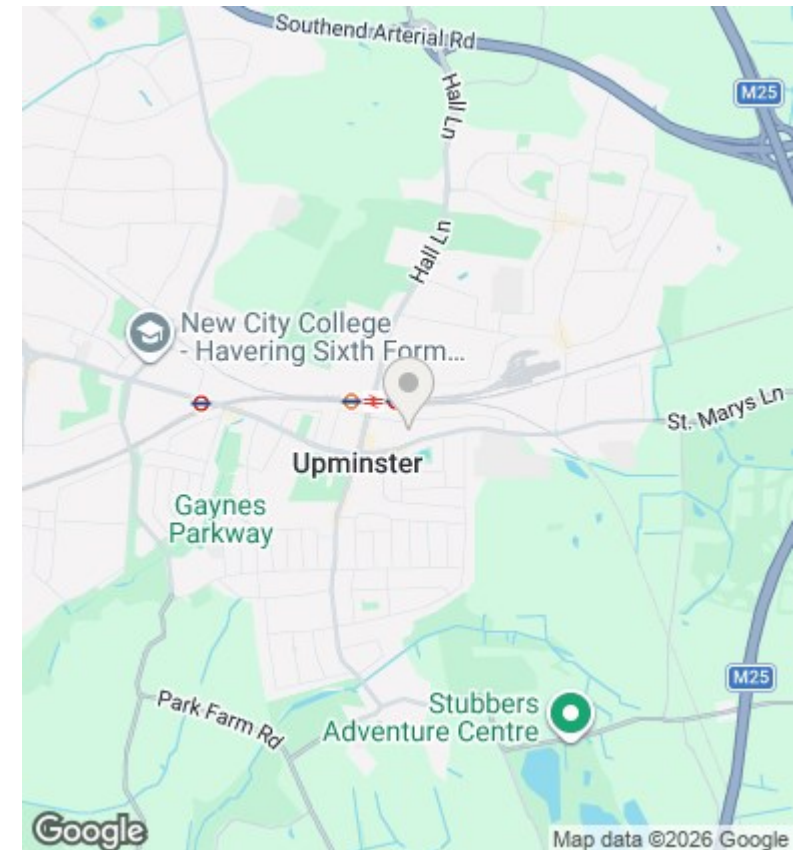
ParaBar Estates

1st Floor
Area: 33.8 m² ... 363 ft²



Total Area: 79.0 m² ... 851 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



Directions

Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	89
(69-80) C	71
(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

106 High Street, Billericay, Essex, CM12 9BY
01277 65 65 63

info@parabar.co.uk
www.parabar.co.uk