

Beresfords

Est 1968



Beresfords

Offers in excess of £325,000

Freehold | 2 Bed | 1 Bath | House | Terraced | Council Tax Band C | EPC C | Ref BES260161

Adstock Way Badgers Dene RM17 5EG

Situated within the ever-popular Badgers Dene development, this beautifully presented two double bedroom family home offers stylish interiors, off-street parking for two vehicles and an un-overlooked garden backing onto Gray's Chalk Quarry Nature Reserve.

- Sought-after location
- The popular Badgers Dene development
- Ideal first time purchase
- Decorated to a high standard throughout
- Quiet cul-de-sac position
- 0.6 miles to Gray's Town Centre and 0.8 miles to Gray's Train Station
- 1 mile to Belmont Castle Academy
- Convenient access to Lakeside Shopping Centre
- Un-overlooked rear garden – backing onto Gray's Chalk Quarry Nature Reserve
- Off-Street parking for two cars – driveway and allocated parking space



Scan the QR code for full details and key information on this property.





Beresfords - Upminster Sales

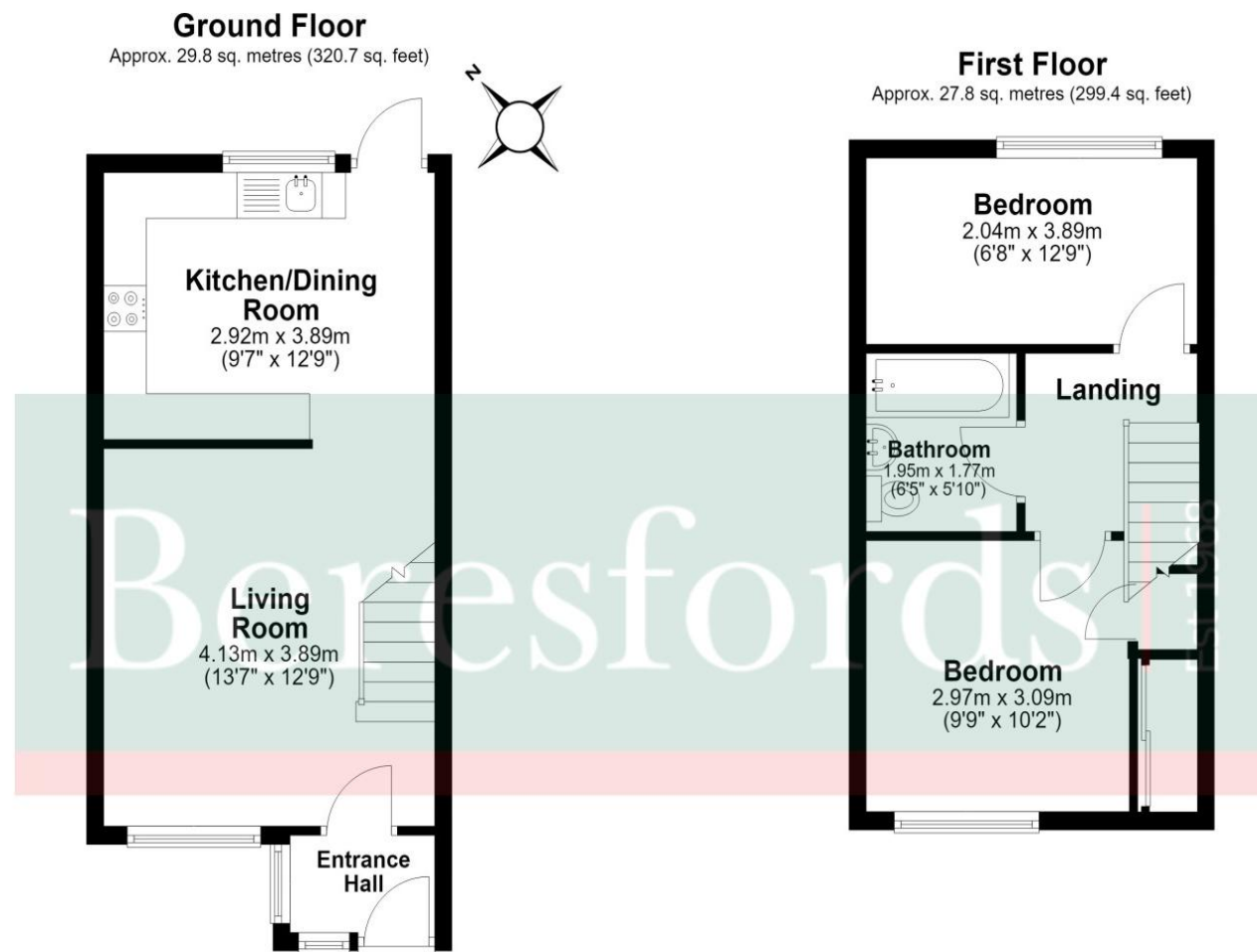
Beresfords Residential
16 Station Road
Upminster
Essex
RM14 2UB

T: 01708 222 200

E: upminstersalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 57.6 sq. metres (620.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

Adstock Way

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property