# CHURCH ROAD

BULPHAN| UPMINSTER| ESSEX| RM14 3BJ

## £1,450,000 Freehold

Telephone 01708 222200

**PART EXCHANGE CONSIDERED T&C's apply**
This impressive new home spanning over 4171 sq ft is perfectly positioned for you to enjoy the peace and tranquillity set in the beautiful village of Bulphan surrounded by countryside. Where you can head outdoors to enjoy one of the many walks in the area and take in the superb views on offer. The Bulphan Church of England Primary School is nearby along with the James Hornby School and Hassenbrook Academy. It is only 5 minutes by car from the property to West Horndon rail station where you can be in the worlds capital for business in only 27 minutes. You also have the advantage of Shenfield rail station only being 8 miles away which has the benefits associated with the imminent arrival of Crossrail.
Bulphan village offers excellent road links with the M25 for those travelling both north and south and the convenient A127 is just 5 minutes by car giving you access to Southends beaches and award winning airport. For international travel Gatwick airport is just 40 minutes by car. EPC awaited
*Interal photos are of the show plot 7*

- A rated Miele integrated appliances
- Three ovens and a five ring induction hob
- Villeroy & Boch/Duravit or Porcelanosa white sanitary ware
- Contemporary Vado accessories and towel rails to bathrooms
- Under floor heating to the ground floor
- Higher than standard ceiling heights
- Recessed low energy down lighters throughout
- Private gated development

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.