



Church Lane, Bulphan, Upminster

Offers Over £475,000



- Fully detached bungalow found in the popular Bulphan Village
- Great access to A12/A127 & M25 road links
- Huge potential to extend/convert stpc
- No onward chain
- Lovely size garden approxiamtely 140ft,
- Impressive room sizes and great size plot
- Lounge, kitchen. lean-to, dining room/bedroom, two further bedrooms, shower room plus WC
- Driveway parking
- Garage



Offered for sale with NO ONWARD CHAIN is this delightful three bedroom fully detached bungalow. Located within Bulphan Village. Great access to A12/A127 and M25 road links. Offering huge potential to extend/convert stpc. The property offers many fine features including, 140ft rear garden, impressive room sizes, plenty of driveway parking and garage. Accommodation boasts, impressive entrance hall, three well proportioned bedrooms, shower room, separate WC, lounge, kitchen and lean to.

Impressive entrance hall gives access to all rooms.

Bedroom one 11'8 x 10'0 double glazed window to front.

Bedroom 10'11 x 10'0 window to side aspect.

Bedroom three 10'11 x 9'4 double glazed window to front.

Shower room comprises shower cubicle and vanity wash hand basin, Obscure double glazed window. Part tiling to walls. Separate WC.

Lovely size lounge 14'11 x 11'10 double glazed window to rear. Feature windows to side. Fireplace.

Kitchen 14'4 x 11'1 double glazed windows. Door opens into lean to. Units with storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Double glazed window to side.

Lean to 14'0 x 6'3 overlooks rear garden.

Externally the property has a wonderful 140ft predominately lawned rear garden allowing huge potential to extend stpc. Mature trees and bushes.

Driveway parking and garage.

Council Tax Band: E

Local Authority: Thurrock.

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

Bulphan is a village and former civil parish in the borough of Thurrock in the East of England and one of the traditional parishes in Thurrock. Easy access to A128/M25 road links. Positioned on the outskirts of Upminster.

Bulphan Village offers great access to Orsett Hall Hotel, Spa and Restaurant, Bulphan Church of England Academy Primary school, Park and St Mary The Virgin Grade 1 listed Church. Local shop and post office nearby. Upminster is the nearest railway station.



Floor Plan



