

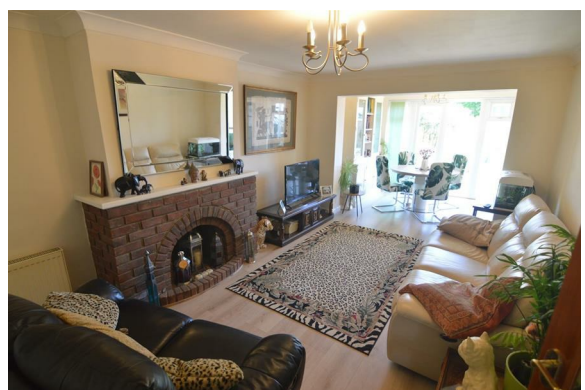


Church Lane, Bulphan, Upminster

Guide Price £450,000



- Immaculately presented throughout
- Impressive entrance hall
- Ground floor bedroom and bathroom
- Large lounge with dining area and kitchen
- Two first floor bedrooms
- Stunning rear garden
- Driveway parking and garage
- Ideally located for A13/A127/M25 road links
- Sought after Village location
- Plenty of storage space



GUIDE PRICE: £450,000-£475,000

Immaculately presented three bedroom family home found within the sought after village of Bulphan. Positioned within a semi rural location. Accessible to A128/M25 road links, local shop, post office and Bulphan Church of England Academy Primary school. Accommodation boasts, impressive entrance hall, ground floor bedroom, three piece bathroom, large family size lounge with dining area and kitchen. First floor is home to two further bedrooms. Externally the property has a stunning rear garden, plenty of driveway parking and garage.

Impressive entrance hall commences with stairs leading to first floor landing.

Bedroom 14'6 x 11'0. double glazed window to front.

Three piece bathroom comprises, panel bath, vanity wash hand basin and close coupled wc. Tiling to walls. Tiled flooring. Obscure double glazed window.

Family size lounge 16'6 x 11'1 gives access to dining area and garden. Feature brick fireplace. Wooden style flooring. Coved ceiling.

Dining area 10'2 x 8'0 has continuation of flooring. French double glazed doors to garden. Coved ceiling.

Kitchen 16'7 x 8'11 also gives external access. Dual aspect double glazed windows. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Gas four ringed hob, encased electric oven, space for other appliances. Wooden style flooring. Coved ceiling.

First floor is home to two bedrooms.

Main bedroom 13'0 x 9'3 has plenty of eaves storage space and built in storage cupboard. Double glazed window to rear.

Bedroom two 9'11 x 7'2 double glazed window also over looks the rear aspect.

Externally the property has a stunning rear garden offering an abundance of flowering shrubs, bushes and various trees. Commencing with shaped patio seating area, manicured lawn lined with well stocked flower bed bordering plus decked seating to rear. Water feature and personal door to garage. Shed/workshop and greenhouse to remain. Side access gate.

Ample driveway parking and garage with up and over door.

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.



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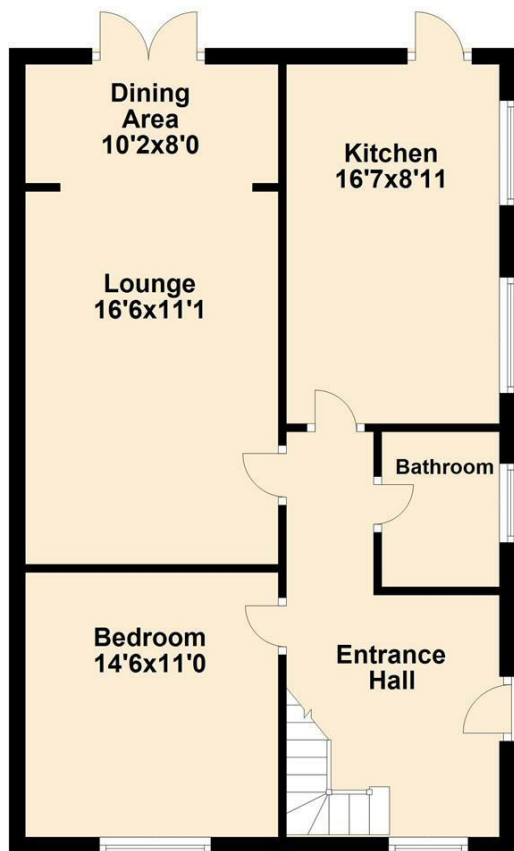
Local Life

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.



Ground Floor



First Floor



