



## Church Lane, Bulphan, Upminster

Offers Over £460,000



- Two bedroom semi detached bungalow, Found in sought after village location
- In need of modernisation
- No onward chain
- Brilliant bungalow, viewing highly recommended
- Approximate 110ft rear garden
- Close to A127/M25. West Horndon railway station nearby, approximately 30 minutes to Fenchurch Street
- Gated driveway and double length garage
- L-shaped entrance hall, three piece shower room, two well proportioned bedrooms, lounge, open plan dining room and kitchen





**Positioned in the charming village of Bulphan, Upminster, this delightful two-bedroom semi detached bungalow presents an excellent opportunity for those seeking a home with potential. The property is ideally located on Church Lane, providing easy access to the A127 and M25, making it perfect for commuters while still enjoying the tranquillity of village life.**

**This bungalow, which is in need of modernisation, offers a fantastic canvas for buyers to create their dream home. With no onward chain, the process of moving in could not be simpler. The property features an inviting L-shaped entrance hall that leads to two well-proportioned bedrooms, ensuring ample space for relaxation and rest. The lounge provides a comfortable area for entertaining or unwinding, while the open-plan dining room and kitchen create a sociable atmosphere for family meals and gatherings.**

**One of the standout features of this property is the impressive approximate 110ft rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the gated driveway and double length garage provide secure parking and extra storage options.**

**This bungalow is a brilliant opportunity for those looking to invest in a property with great potential in a sought-after location. We highly recommend viewing this charming home to fully appreciate its possibilities.**

Enter the property via door to side aspect.  
L-shaped entrance hall gives access to all rooms.

Spacious three piece shower room comprises larger than average shower, wash basin and WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Bedroom one 12'2 x 8'4 Bay fronted double glazed window. Fitted wardrobes and matching furniture to remain.  
Bedroom two 9'9 x 9'9 also overlooks the front aspect. Double glazed window.

Lovely size lounge 15'8 x 13'2 gives access to open plan dining room. Coved ceiling.  
Dining Room 17'9 x 10'1 double glazed windows. French double glazed doors plus single door to garden. Coved ceiling.

Kitchen 9'3 x 8'3 double glazed window to side. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker.

Externally the property has an approximate 110ft rear garden. Manicured lawn lined with mature trees, various shrubs and bushes. Patio seating area.  
Lawned front garden with established flower bed. Gated driveway leads to double length garage.

Council Tax Band: D  
Local Authority: Thurrock

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.

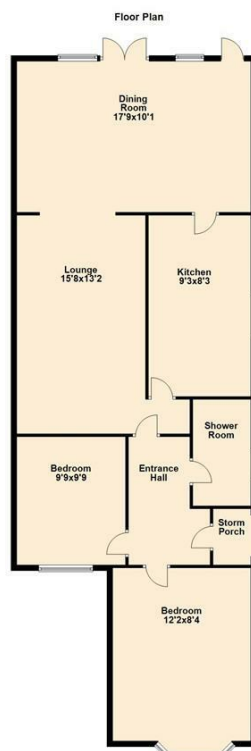
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

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.

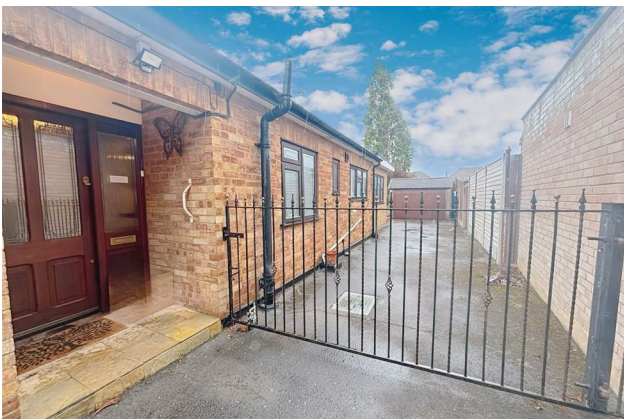
AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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. West Horndon is the nearest railway station approximately 30 minutes into Fenchurch Street.







**Colubrid.co.uk**