



## 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.



#### THE SMALL PRINT:

Council Tax Band: D  
Local Authority: Thurrock

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





