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Church Lane, Upminster Guide price £735,000

****GUIDE PRICE 735,000 - 765,000****

This impressive five-bedroom detached home is offered with no onward chain and is situated in the quiet village of Bulphan, while remaining exceptionally well connected with easy access to the A127 and M25. The property has been extended to both the rear and into the loft, creating generous and versatile living accommodation ideal for modern family life.

The home benefits from five bathrooms, including four en-suites, an integral garage, and a separate outbuilding, offering excellent flexibility for work-from-home use or additional storage. Externally, there is off-street parking for multiple vehicles and an east-facing rear garden, perfect for enjoying the morning sun. The property falls under Council Tax Band F.

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Entrance Hall/Study

11'9x10'9 (3.58m x 3.28m)

Ground floor bathroom**Open plan living/dining/kitchen**

26'3 x 20'7 (8.00m x 6.10m x 2.13m)

First floor landing**Bedroom One**

15'9 x 11'2 (4.57m x 2.74m x 3.35m x 0.61m)

Bedroom Two

14'4 x 8'11 (4.27m x 1.22m x 2.44m x 3.35m)

Bedroom Three

14'4 x 8'11 (4.27m x 1.22m x 2.44m x 3.35m)

Bedroom Four

17'3 x 6'7 (5.18m x 0.91m x 1.83m x 2.13m)

Bedroom Five - second floor

26'3 x 12'6 (7.92m x 0.91m x 3.66m x 1.83m)

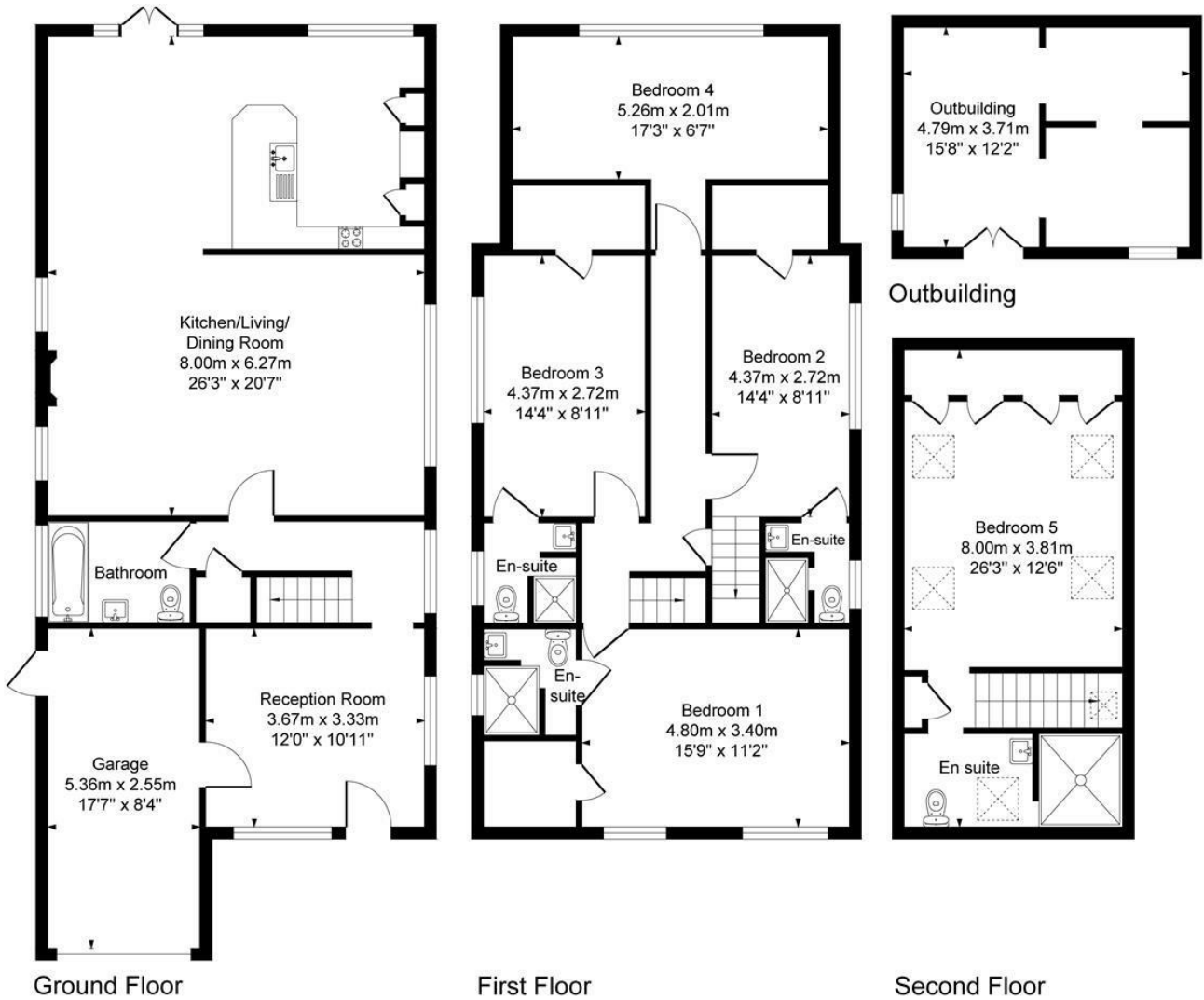
Converted Garage**East facing garden**

90' (27.43m)

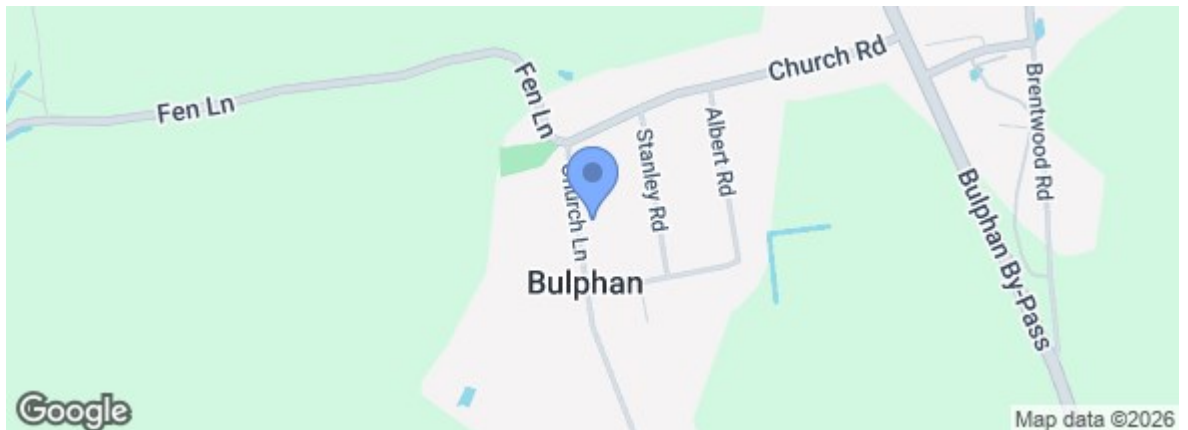
Driveway for multiple vehicles

Church Lane

Approximate Gross Internal Floor Area = 214.4 sq m / 2304 sq ft
(Including Outbuilding)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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