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today on 01268 777400***



## **Church Lane, Upminster Guide price £750,000**

**\*\*GUIDE PRICE 750,000 - 775,000\*\***

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.

**Entrance Hall/Study**

11'9x10'9 (3.58mx3.28m)

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

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

**First floor landing****Bedroom One**

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

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

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

**Bedroom Five - second floor**

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

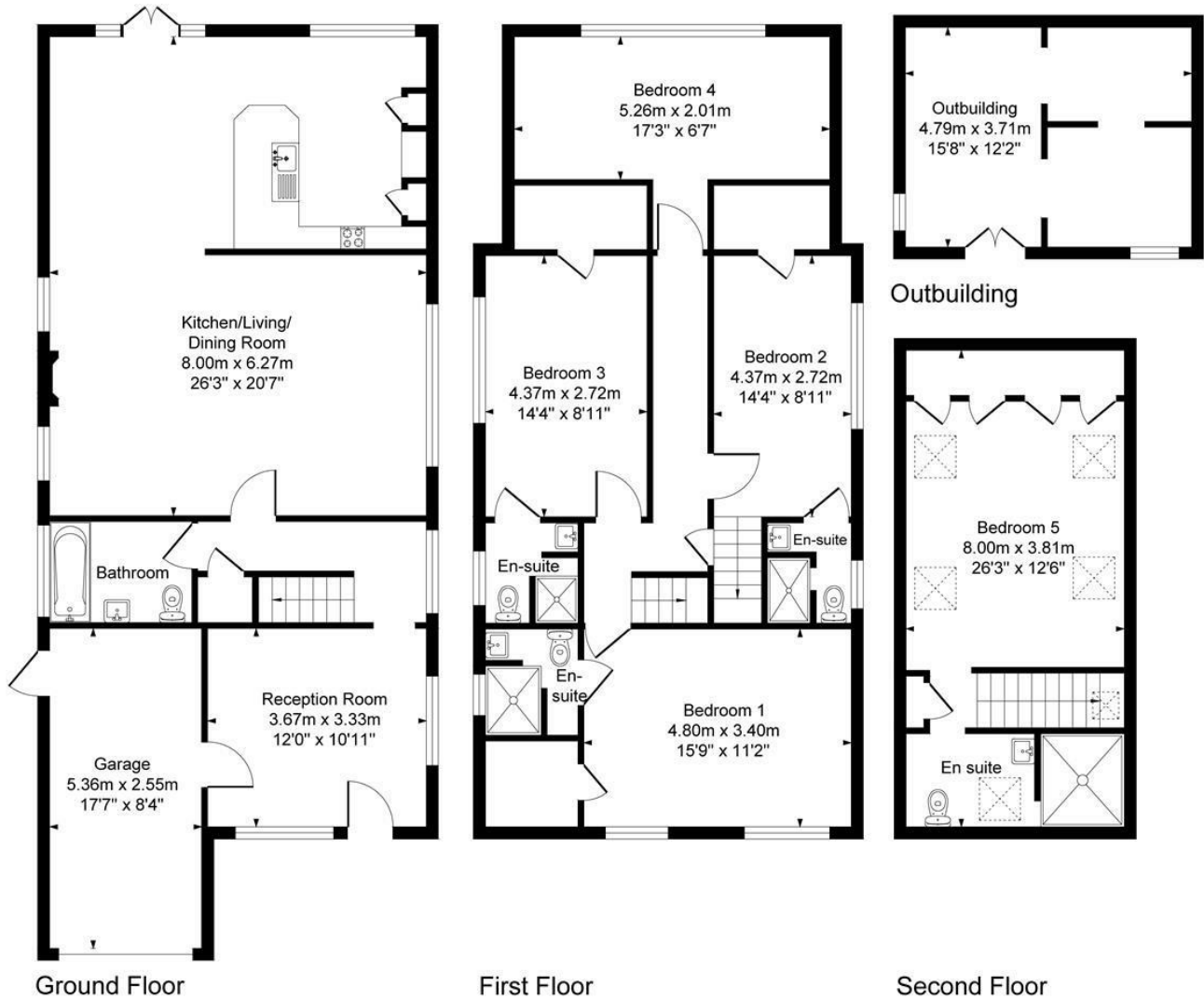
**Converted Garage****East facing garden**

90' (27.43m)

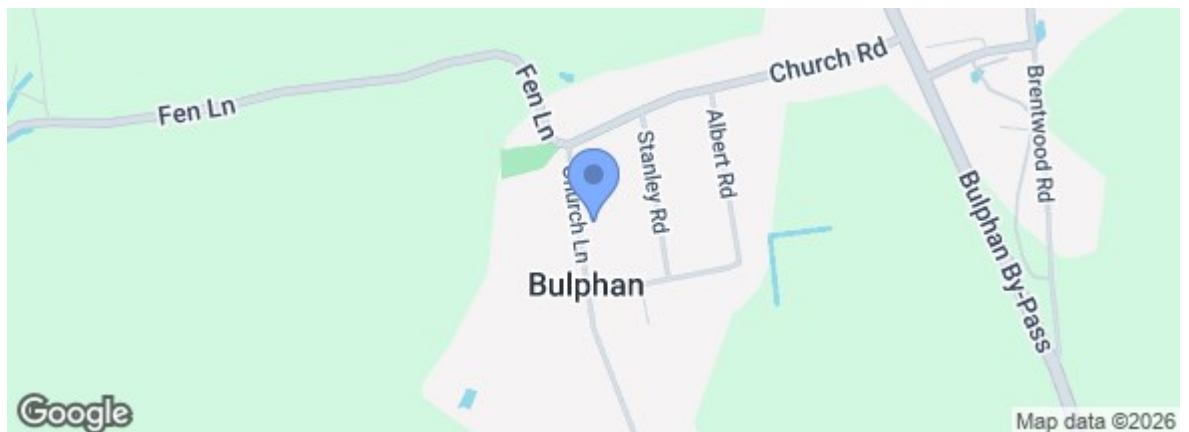
**Driveway for multiple vehicles**

# 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 <sub>2</sub> ) Rating                  |   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |         |           |
| England & Wales EU Directive 2002/91/EC                         |   |         |           |



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