



Balgownie Drive, Lower Dunton Road, Bulphan, Upminster, Essex, RM14 3EE  
£1,250,000

Located in this exclusive gated development of just Six properties is this detached Four Double Bedroom Family House with far reaching countryside views. Available for the first time since its construction the property which measures approx 2650 Sq Ft has been beautifully appointed and maintained, with the current owners adding wonderful, fully landscaped front and rear gardens, and many other design details which just add another level of quality to this already luxury home.

- FOUR DOUBLE BEDROOMS
- LARGE OPEN PLAN KITCHEN / LIVING / DINING SPACE
- EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM
- DETACHED GARAGE
- UTILITY ROOM
- IMPRESSIVE GALLERIED ENTRANCE HALL WITH DOUBLE HEIGHT WINDOWS
- SITTING ROOM
- LARGE LANDING WITH STUDY AREA
- FULLY LANDSCAPED FRONT & REAR GARDENS
- HOME OFFICE/BAR
- GROUND FLOOR WC



## Entrance Hall



## Living Room Alternative view



## Sitting Room



4.36m x 3.33m (14' 4" x 10' 11")

## Kitchen/Dining



## Living Room



4.34m x 4.26m (14' 3" x 14' 0")



4.31m x 7.76m (14' 2" x 25' 6")

## Dining Area



## Landing



## Bedroom 1



## Utility



2.83m x 2.28m (9' 3" x 7' 6")

## En Suite shower



## W/C

## Bedroom 2



4.39m x 3.82m (14' 5" x 12' 6")

## Bathroom



## Bedroom 3



4.36m x 3.77m (14' 4" x 12' 4")

## Garage

4.73m x 5.96m (15' 6" x 19' 7")

## Bar/Office



## Bedroom 4



4.35m x 3.45m (14' 3" x 11' 4")



4.45m x 2.39m (14' 7" x 7' 10")

## Rear Garden



## Floor Plan

COURT & CO



APPROX INTERNAL FLOOR AREA  
245 SQ M / 267 SQ FT  
NOT TO SCALE  
This plan is for general guidance only and is  
NOT TO SCALE  
Whilst every care has been taken in the preparation of  
this plan, please check all dimensions, shapes  
& compass points with the actual property and  
decisions related upon them  
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## PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



## Front garden

