Oak Hill Road, Romford, RM4

BUTLER & STAG

Guide Price £1,000,000-£1,025,000.

An outstanding four bedroom detached family home boasting spacious living accommodation, spanning in excess of 2000 sq ft and set in the heart of Stapleford Abbott's.

Freehold

- Detached Family Home
- Separate Formal Reception Room
- 125' South Facing Rear Garden
- Off-Street Parking For 7/8 Vehicles
- Four Bedrooms/Two Bathrooms
- 618 Sq Foot Lounge/Kitchen/Diner
- Gated Frontage
- Central Village Location

Constructed in 2015 the property enjoys a prime position on Oak Hill Road.

Accommodation comprises an inviting reception hall, a separate formal living room, a highly spec'd fitted lounge/kitchen/dining room with a range of fitted appliances, bi-folding doors leading onto the stunning 125 ft south facing rear garden. The ground floor is then complete with utility room & guest cloakroom.

The first floor features four bedrooms all of generous proportions, a family bathroom as well as an en-suite to the master bedroom.

The house offers a range of mod cons such as air conditioning, external/internal CCTV & sound speaker system flowing throughout both the ground/first floor.

Externally, to the front, the house is approached via iron electric gates opening onto an extensive hard standing drive offering parking for several vehicles. Side access to the rear garden is also gated both sides. To the Rear Stepping out from the bi-folding doors the sensational 125ft south facing garden is immediately met with a generous patio area which leads up onto the well kept lawn leading throughout the remainder of the garden to the boundary fence.

Stapleford Abbotts is a popular village located between Abridge and Havering-Atte-Bow. There is a convenience store, two pubs, a primary school within walking distance and is just 15 minutes' drive from Epping, Ongar, Brentwood and Romford. The Central Line Underground Station at Chigwell is about 10 minutes away and from there it is a simple journey into London. There is also good access to the A12 and the M25.

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Total area: approx. 194.25 Sq. meters (2091 Sq. feet)
For illustration purposes only - not to scale
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk