



BUTLER & STAG

London Road | Romford  
| RM4



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*Situated in the picturesque village of Abridge, this two bedroom cottage in need of modernisation offers scope for redesigning or extending, subject to planning approval.*

*• Victorian Freehold • Two Bedrooms • Off Street Parking • West Facing Garden/ Rear Access • Village Location • Chain Free*

*Asking Price £350,000 / Freehold*

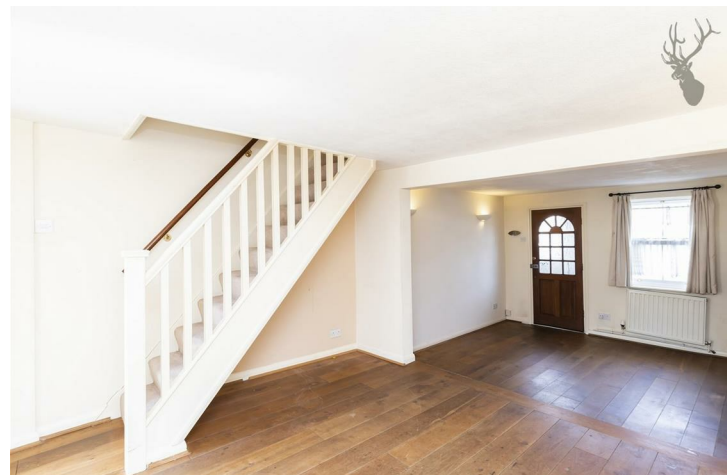
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Benefits to the property include potential for off street parking, a south facing garden and a great location close to local shops and schools. The property has been enjoyed in the same family for many years and boasts fantastic potential to turn into something truly special. Accommodation comprises of two bedrooms, shower room, lounge/diner and kitchen all in need of modernization.

Externally the property boasts a secluded rear garden with access to the rear and off street parking for one car to the front.

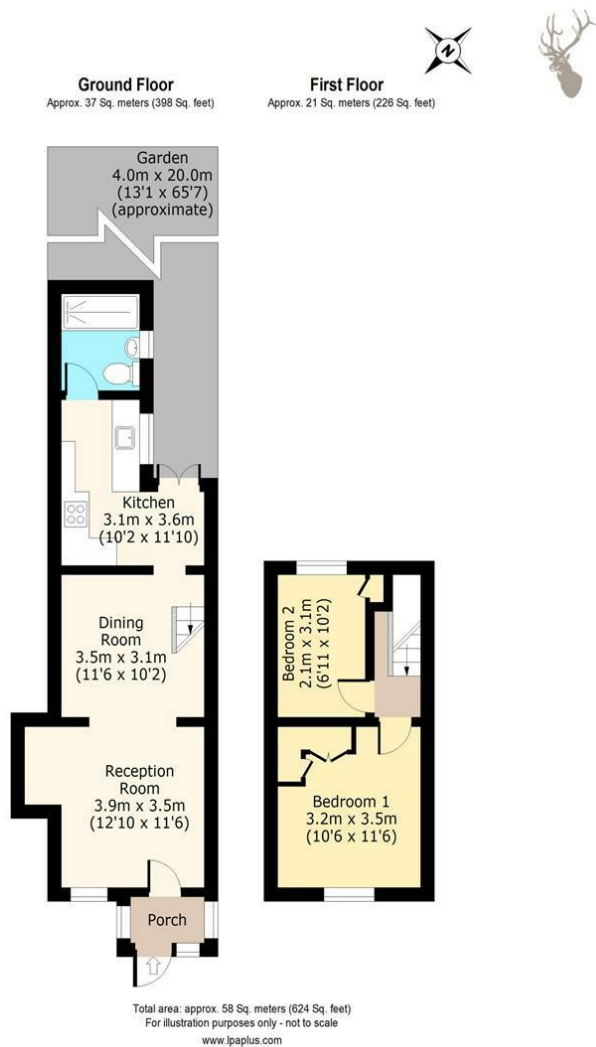
The village of Abridge nestles in a semi-rural position alongside the river Roding yet within a few minutes of Loughton and Theydon Bois with an excellent range of shops, restaurants, schools and tube stations with direct services to central London.

Offered chain free.









# BUTLER & STAG

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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.

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