



**The Poplars, Romford, RM4**

**BUTLER & STAG**



**Guide Price £500,000 - £525,000**

**Nestled in a peaceful cul-de-sac in the charming village of Abridge, this immaculately presented three-bedroom end of terrace family home offers the perfect balance of countryside tranquillity and city convenience.**

## Freehold



- End Of Terraced Family Home
- Well Presented Throughout
- Stunning Modern Kitchen/Dining Area
- Summer House/Office/Bar With Underfloor Heating
- Three Bedrooms
- Spacious Lounge
- Garage/Off Street Parking
- Air Conditioning

Ideally situated within walking distance of Lambourne Primary School, local shops, and a nearby playground, this property is also just a short drive from both Theydon Bois and Debden Central Line stations—providing easy access into Central London.

The home boasts a spacious kitchen/dining area with stylish stone flooring and a stunning lantern window that floods the space with natural light. A separate, generously sized lounge also features stone flooring and offers a comfortable retreat for family living.

To the rear, the beautifully landscaped garden leads to a versatile, high-spec outbuilding—complete with underfloor heating and power—perfect for use as a home office, gym, studio, or guest accommodation.

Additional benefits include side access to the garden, off-street parking to the front, and a garage en-bloc. The surrounding area offers scenic countryside walks, a selection of traditional pubs, and a friendly village atmosphere.

This superb home is ideal for families and professionals alike—offering space, style, and excellent transport links to the city.





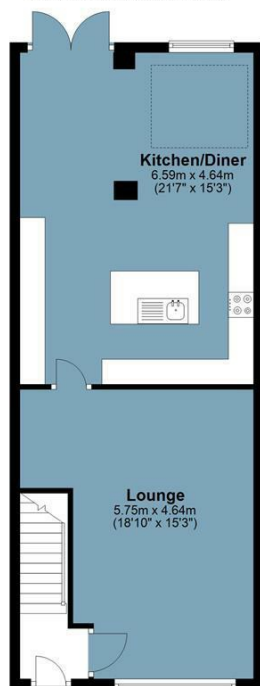
## The Poplars

Approx. Gross Internal Area 112.3 Sq M (1208.7 Sq Ft)

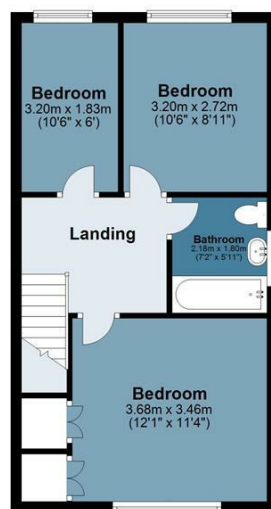
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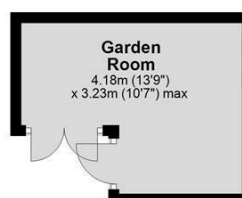
**Ground Floor**  
Approx. 59.2 sq. metres (637.1 sq. feet)



**First Floor**  
Approx. 42.0 sq. metres (452.0 sq. feet)



**Outbuilding**  
Approx. 11.1 sq. metres (119.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.