London Road, Abridge, RM4

BUTLER & STAG

Guide Price £600,000-£625,000. Occupying a prime position in the very heart of the picturesque village that's known as Abridge, this charming three bedroom semi detached family home offers any new occupier a wonderful opportunity to add their own stamp to what's been a well loved home for many years by the current owners.

Freehold

- Semi Detached Family Home
- Three Bedrooms With First Floor Bathroom
- Through Lounge
- Planning Permission Passed For Loft/Single Rear Extension & Rear Outbuilding - EPF/1459/23
- Off-Street Parking For Two Vehicles
- Detached Garage

Spanning across two floors, the internal accommodation comprises of a welcoming hallway offering access into both living spaces for this level which includes the spacious through lounge & fully fitted kitchen. Beyond these rooms is a bright conservatory which can be accessed via both the living room or kitchen to take in the striking views into the open fields to the rear of the garden. A well positioned w/c completes the ground floor.

To the first floor there are three bedrooms, two of which sit as generous doubles alongside a family bathroom.

Externally, the rear garden extends to 60 ft in length which sits mainly laid to lawn & a variety of mature shrubs bordering the boundary fences. Stunning views are caught across the entire rear of the open countryside fields, often catching live stock roaming across the fields. A detached garage is also accessed from the both the properties side access as well as the garden.

The property sits within short walking distance of the village shop and the renowned Blue Boar Pub. Theydon Bois village is a short drive for access to the Central Line Train Station taking you into London.

The village has a convenience store two pubs, a high end Turkish restaurant and a primary school within walking distance and is just 15 minutes' drive from Epping, Ongar, Brentwood and Romford. There is also good access to the A12, M11 and the M25.

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Approx. Gross Internal Area 1115 Sq Ft - 103.58 Sq M
Approx. Gross Garage Area 250 Sq Ft - 23.23 Sq M

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Ground Floor
Floor Area 664 Sq Ft - 61.69 Sq M

First Floor
Floor Area 451 Sq Ft - 41.90 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 25/10/2022

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.

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