



The Paddocks, Romford, RM4

BUTLER & STAG



**Guide Price £825.000 -
£850.000**

**This stunning property
was built in the late 1990's
by McAlpine Homes (now
Taylor Wimpey) in a
modern development of
just 20 executive homes.**



Freehold

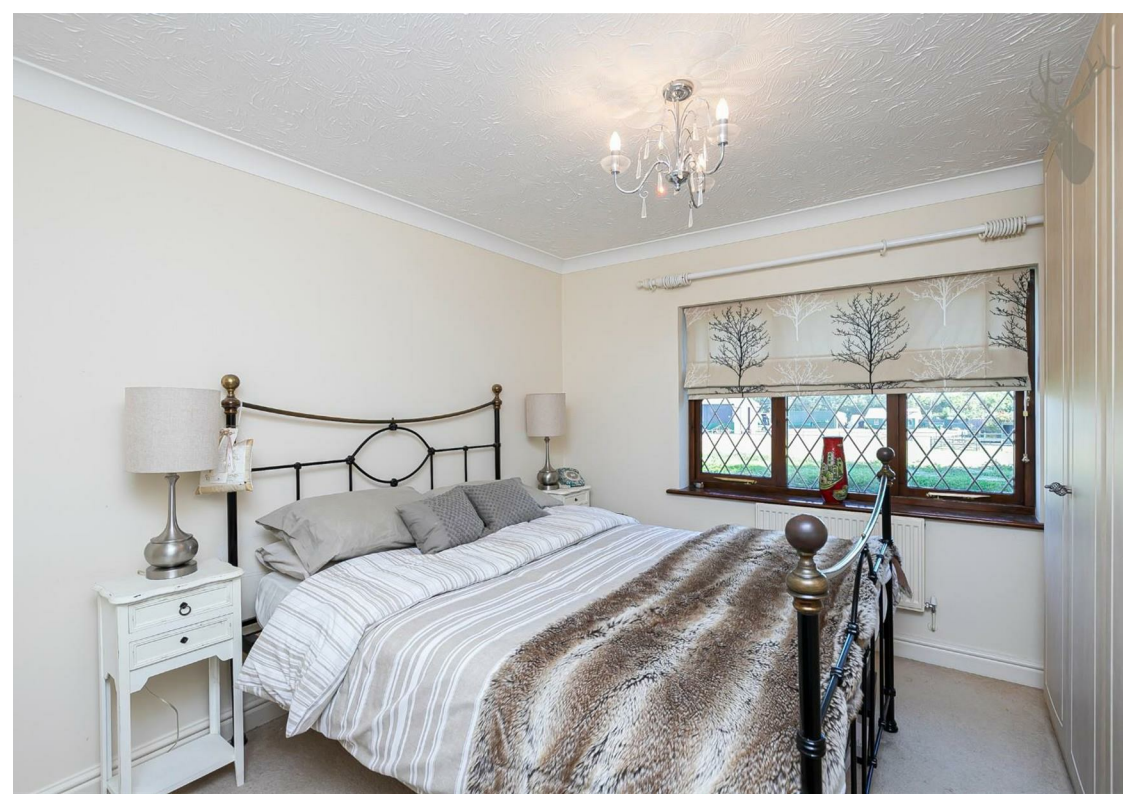
- Detached Family Home
- Four Bedrooms/Three Bathrooms
- Detached Double Garage
- Extensive Living Space
- Utility Room/Study Room
- Views of Countryside

This impressive home has a wonderful setting, with stunning views over the open countryside with lovely views of undulating fields and woodland. The ground floor features extensive living/entertaining space comprising a large dual aspect lounge with an opening to the dining room, a good size study, guest cloakroom and utility room. The kitchen/breakfast room is well fitted and offers excellent potential to extend or knock through into the dining room.

To the first floor are four bedrooms and a family bathroom the master bedroom with a shower and further bathroom, and bedroom two has a shower room.

Externally the house is approached via a deep block paved driveway offering parking for several vehicles along with detached double garage with electrically operated door and storage room above. The established landscaped gardens offer a tranquil retreat from which to enjoy the peaceful countryside location which are complemented by a paved terrace for outdoor entertaining with the remainder laid to lawn.

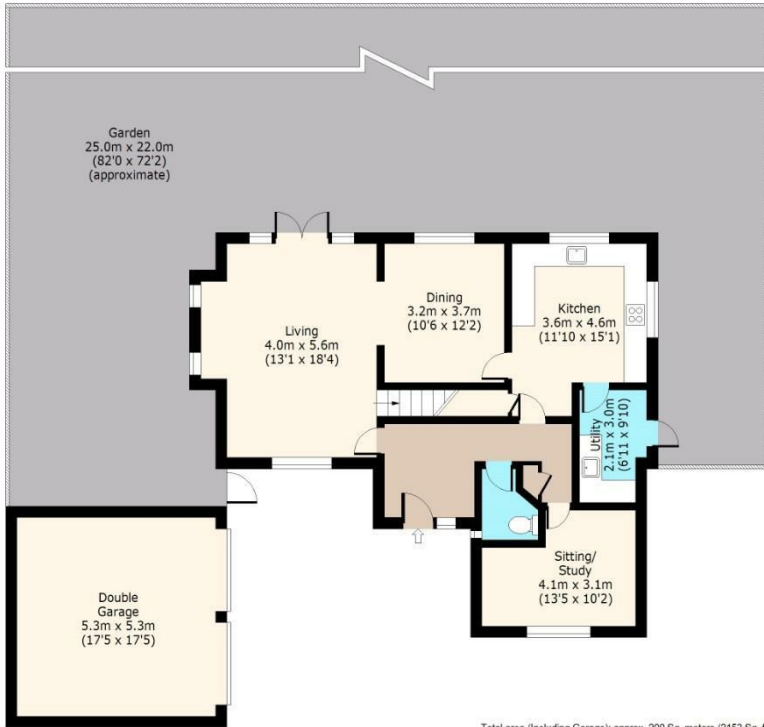




The Paddocks,

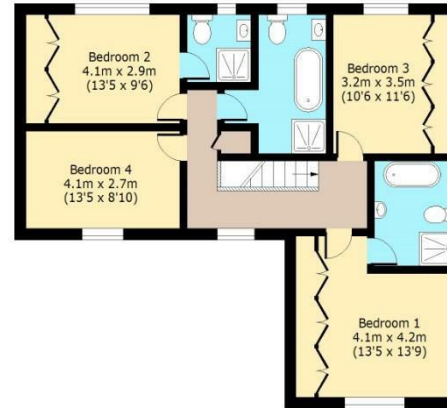
Ground Floor

Approx. 88 Sq. meters (950 Sq. feet)



First Floor

Approx. 84 Sq. meters (904 Sq. feet)



Total area (Including Garage): approx. 200 Sq. meters (2153 Sq. feet)
Total area (Excluding Garage): approx. 172 Sq. meters (1851 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

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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.