



The Poplars, Romford, RM4

BUTLER & STAG



Guide Price £500,000 - £525,000

Nestled in the heart of the charming village of Abridge, this thoughtfully designed home offers a rare opportunity to enjoy stylish, modern living in a tranquil countryside setting.



Freehold

- Terraced Family Home
- Modern Kitchen/Dining Area
- Spacious Loft Space For Versatile Use
- Three Bedrooms
- Private Rear Garden With Separate Garden Room
- Parking & Allocated Garage

Perfectly suited for families, the property blends generous living spaces with contemporary finishes and is ideally located close to local amenities, well-regarded schools, and excellent transport connections to London.

As you step inside, you're greeted by a bright and welcoming living room, where a large front-facing window fills the space with natural light. This inviting area is ideal for both relaxing and entertaining, with plenty of room for a large seating arrangement and additional furnishings. The living room flows seamlessly into a separate dining room—perfect for family meals or hosting guests—with double doors leading to a sleek, modern kitchen. Designed with practicality and style in mind, the kitchen features quality appliances, streamlined cabinetry, and generous counter space, with direct access to the rear garden. A ground floor shower room adds further convenience to the layout.

Upstairs, you'll find three well-proportioned bedrooms, including a spacious principal room that spans the width of the property. The remaining bedrooms offer excellent flexibility for children, guests, or a home office. A contemporary family bathroom completes the first floor, finished to a high standard with modern fittings. A large loft room on the second floor provides additional versatile space—ideal as a playroom, creative studio, or extra lounge.

The rear garden offers a peaceful and private outdoor area, perfect for entertaining or unwinding. A separate garden room adds valuable extra space, whether you're working from home, staying fit, or simply looking for a quiet retreat. To the front, the home benefits from a spacious driveway with room for two or more vehicles, as well as a separate garage for additional storage or parking.

Located within walking distance of Lambourne Primary School and surrounded by

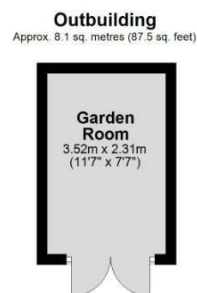
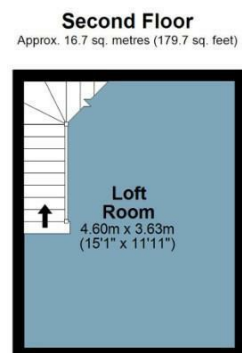




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Approx. Gross Internal Area 121.5 Sq M (1308.2 Sq Ft)

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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.