



Hoe Lane, Romford, RM4

BUTLER & STAG



**Guide Price £525.000 -
£550.000**

A delightful semi-detached Three bedroom family home located in the sought after village of Abridge.



Freehold

- Semi Detached Family Home
- Three Bedrooms
- Spacious Kitchen/Breakfast
- Lounge/Dining Area Area
- 150' Private Rear Garden
- Village Location

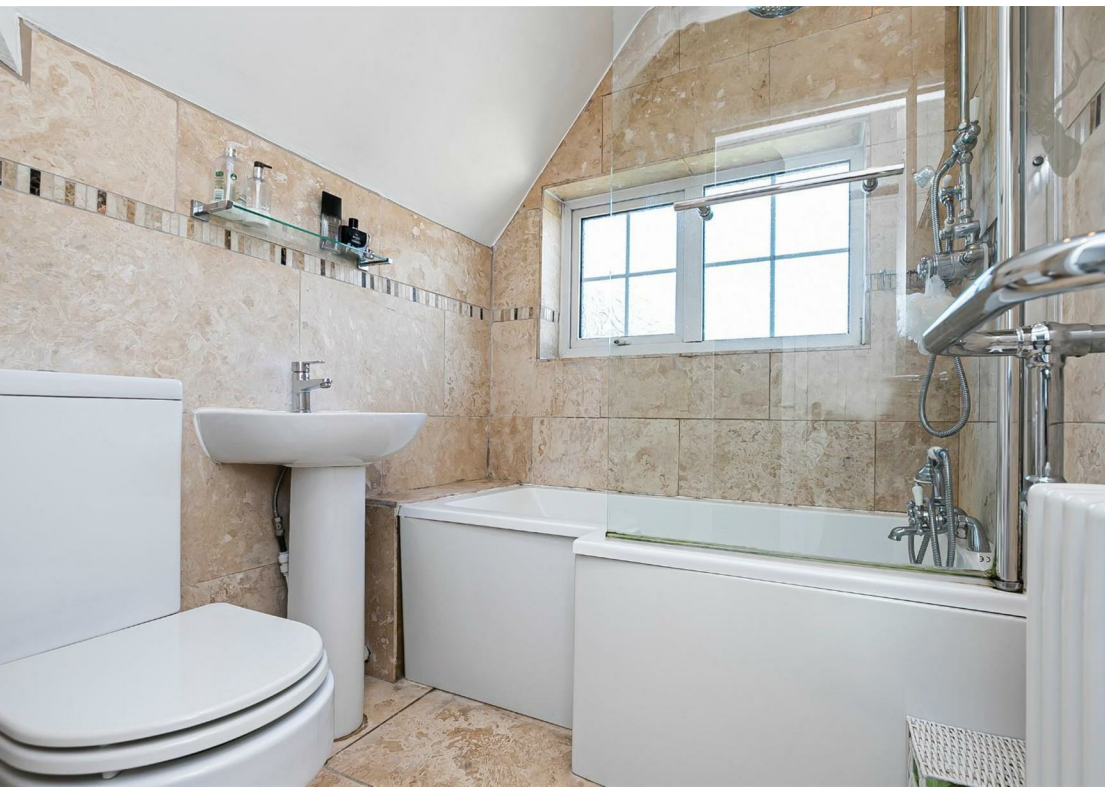
The property offers excellent living accommodation with further potential to extend to rear (subject to planning permission) comprising of a large kitchen/breakfast area, a spacious lounge/ dining room with patio doors leading onto the stunning 150' private rear garden and a downstairs WC completes the ground floor.

On the first floor, there are three bedrooms of which are a generous size and a family bathroom.

Externally, there is a west facing garden enjoying a patio area, lawn, flower beds and mature shrubs. As well as direct access to the field located behind the property.

Abridge village is in the south-west of Essex about 14 miles (23km) from Central London. It lies within the M25 orbital on the Roding Valley and is surrounded by a mostly rural area. Abridge village has a number of attractive listed buildings among which include a gastro pub and restaurant. The nearby village of Theydon Bois is about 1.6 miles (2.6km) from Abridge village and the larger township of Loughton is 4 miles (6.43km). Both have central line tube station for direct access into the capital.

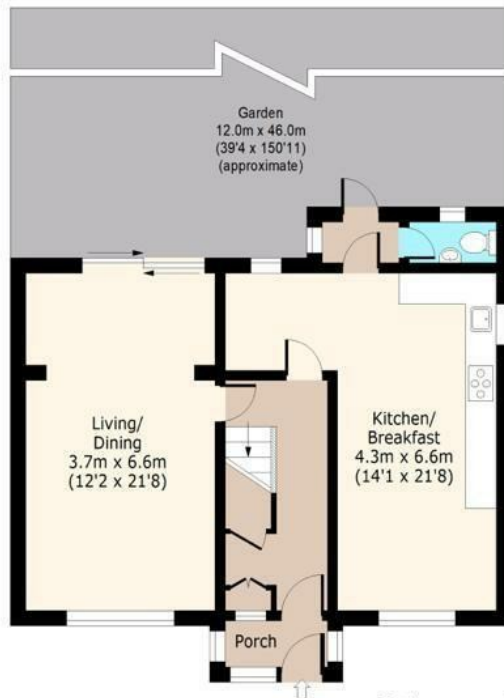




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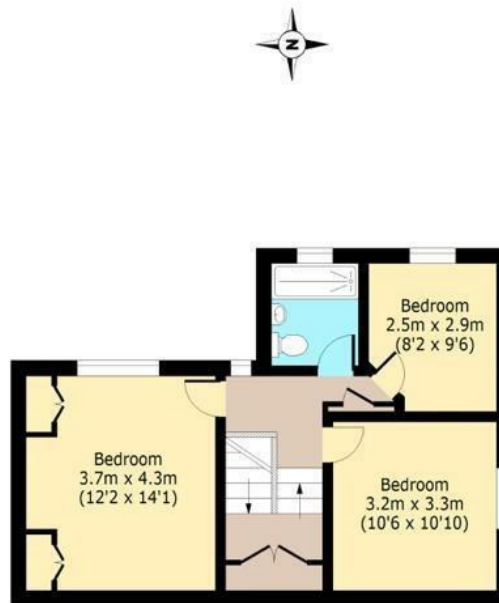
Ground Floor

Approx. 66 Sq. meters (710 Sq. feet)



First Floor

Approx. 48 Sq. meters (517 Sq. feet)



Total area: approx. 114 Sq. meters (1227 Sq. feet)
For illustration purposes only - not to scale
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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.