



Lambourne Square, Romford, RM4

BUTLER & STAG



**Guide Price £425,000-£450,000. Introducing a truly captivating residence, this stunning two-bedroom mid-terraced cottage effortlessly combines charm with modern luxury. Nestled within a picturesque setting, the property offers a lifestyle of comfort and sophistication.**



## Freehold

- A Charming & Picturesque Two Bedroom Cottage
- Spacious Kitchen/Diner
- 66ft Rear Garden With Far Reaching Views Backing Onto Open Countryside
- Beautifully Presented Throughout
- Vaulted Ceiling Master Bedroom With Bespoke Built In Wardrobes
- 128 Sq. Ft Detached Outbuilding

Upon entering, you are greeted by a formal reception room that exudes warmth and character, providing an inviting space for relaxation and entertainment. The heart of the home unfolds in the spacious kitchen/diner, a perfect blend of functionality and style. Equipped with a range of integrated appliances, this culinary haven caters to both aspiring chefs and those who appreciate the joy of shared meals. A ground floor three piece suite bathroom completes the space throughout this level.

Ascend to the upper level, where two bedrooms await, each contributing to the overall allure of the property. The master bedroom boasts a vaulted ceiling, adding an element of grandeur, while bespoke built-in wardrobes offer both practicality and elegance. Bedroom two beholds some of the most sort after views in West Essex across into the countryside.

As you step outside, a 66ft rear garden unfolds, providing a private sanctuary to unwind and enjoy the natural surroundings. The garden's charm is heightened by its advantageous position, backing onto open countryside, offering a seamless blend of indoor and outdoor living whilst also extending to the widest point of almost 35 ft. A well-constructed outbuilding also provides great benefits for storage whilst still offering huge potential to be transformed into a magnitude of other usages. The front driveway newly block paved by the current owners occupies space for two vehicles to park.

Lambourne Square is peacefully situated yet in close proximity of locals villages including Chigwell, Abridge and Theydon Bois. Central Line Underground stations are close by offering swift access into the City, Canary Wharf, West End and beyond. The beautiful Hainault Forest is also on your doorstep too.





# Lambourne Square

Approx. Gross Internal Area 65 Sq M ( 699.6 Sq Ft )



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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# BUTLER & STAG

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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.