



BUTLER & STAG

Murthering Lane | Romford  
| RM4

**Guide Price £625,000 - £650,000**

**This Stunning converted detached cottage is Located in it's own secluded plot and has bundles of charm and character,**

- Detached Cottage • Three bedrooms • Well Presented • Chain Free • Rural Location • Gated Driveway

**Price Guide £625,000 / Freehold**

Spanning just over 1000 sq ft with its countryside rustic feel and exposed beams/timber floors is this three bedroom cottage comprising of three bedrooms, a shower room, a large lounge/dining area and a conservatory.

Externally the property has a shingled seating area to the rear and also offers a lawned garden to the front along with a gated driveway with parking for up to five vehicles.

Set in the boarders of Stapleford Abbotts and Navestock, which is a rural area but also offers everything you need for family living with plenty of locations for country walks including Havering and Hainault Parks, as well as the local golf course, country pubs and a local school. The property is also conveniently located within reach to the M25 as well as Romford town centre and station, giving you access into the city and with the future Cross Rail line as well as Theydon Bois Central Line.

Spanning just over 1000 sq ft with its countryside rustic feel with exposed beams and timber floors, is this barn style cottage comprising three double bedrooms, fully tiled shower room, spacious lounge/dining area and a conservatory.

Externally, the property has a shingled seating area to the rear and also offers a lawned garden to the front along with a gated driveway with parking for up to five vehicles.

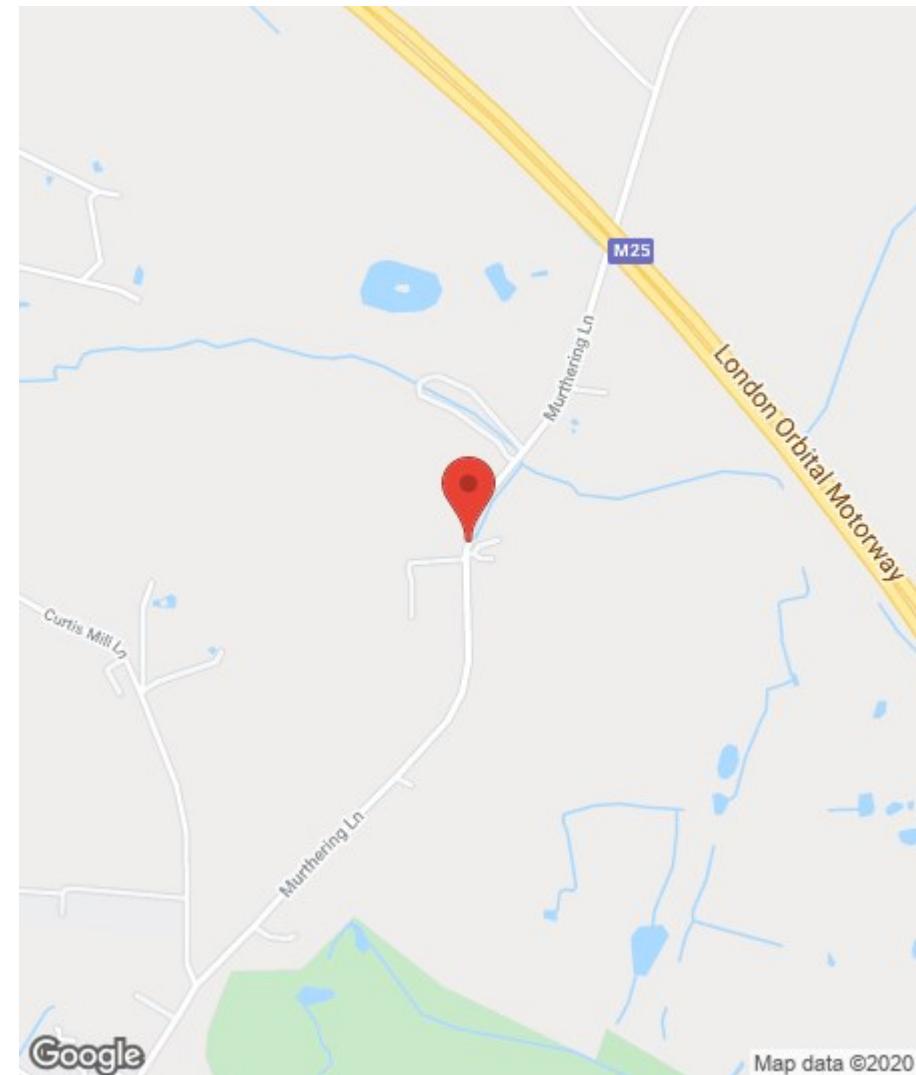
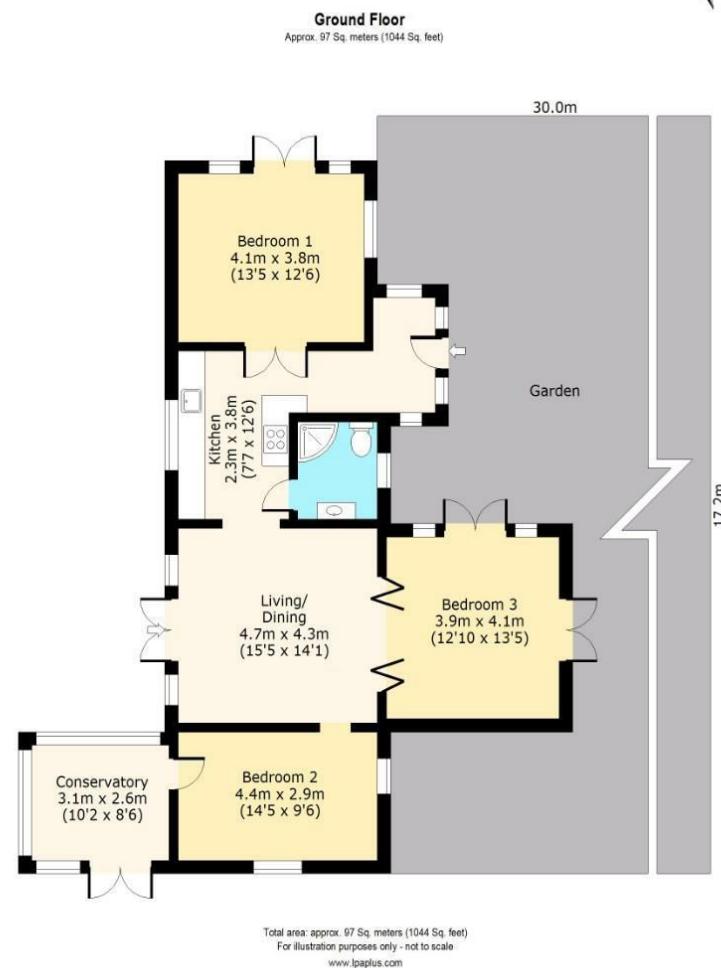
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Offered chain free.





## Murherring Lane



**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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	59
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	31
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	