The Paddocks, Romford, RM4

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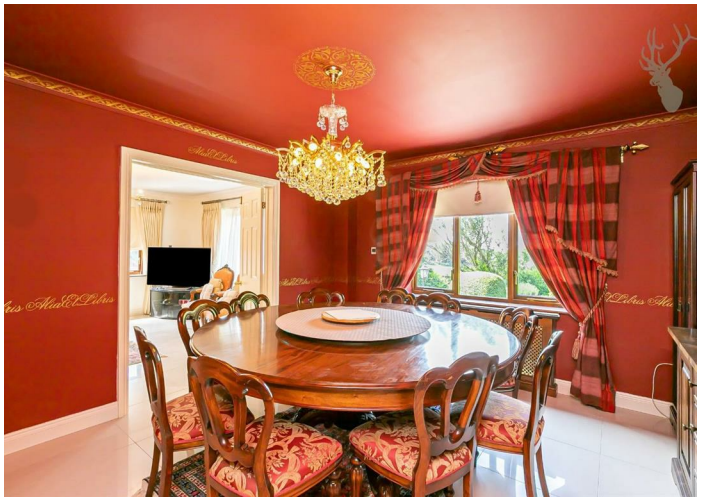

Guide Price £1,050,000 - £1,075,000

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 and has stunning views over farmland.

Freehold

- Detached Family Home
- Detached Double Garage
- Chain Free
- Five Bedrooms/Three Bathrooms
- West Facing Garden/ Views of Countryside
- Extensive Living Space

This impressive home has a wonderful setting, with stunning views over the open countryside. The ground floor features extensive living/entertaining space comprising a large lounge with an opening to the dining room, a good size study, utility room, W/C and a front reception 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 five bedrooms, the master bedroom including an en suite with built in sauna. There is also a en suite in the second bedroom and a family bathroom.

Externally the house is approached via driveway offering parking for several vehicles along with detached double garage with electrically operated door and charging point for electronic vehicles. 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.

Stapleford Abbotts is a popular village located between Abridge and Havering-Atte-Bow. There is a convenience store, two pubs, a primary school within walking distance and is just 15 minutes' drive from Epping, Ongar, Brentwood and Romford. The Central Line Underground Station at Chigwell is about 10 minutes away and from there it is a simple journey into London. There is also good access to the A12 and the M25.

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Ground Floor
Approx. 119.56 Sq. meters (1287 Sq. feet)

First Floor
Approx. 125.04 Sq. meters (1346 Sq. feet)

Total area: approx. 244.62 Sq. meters (2633 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

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.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk