



Hoe Lane, Romford, RM4

BUTLER & STAG



Guide Price £1,550,000 - £1,650,000

Situated in the highly sought-after village of Abridge on arguably one of the premier roads, this wonderfully presented four bedroom detached family home that has been enjoyed by the same family for many years, spanning circa 2700 sq ft.



Freehold

- Detached Family Home
- Kitchen/Dining Area /Two Receptions
- Master With En-Suite
- Two Acres Of Land/South West Facing Garden
- Four Bedrooms/Two Bathrooms
- Double Garage/Utility Room
- Stunning Views

Upon entering the property you will find an inviting reception hall with a feature staircase and on the left two equally spacious reception rooms. The fabulous living room offers commanding views of the garden, the kitchen/dining area also has lovely views over the garden with access to the utility room and a spacious double garage.

The first floor is equally impressive boasting four large doubles, an ensuite to master and a family bathroom.

What is particularly striking about this property are the excellently proportioned rooms with good ceiling heights throughout as well as natural light flooding though the whole house. This gives a bright and airy spacious feel.

Externally the house is approached via a tarmac and wrap around gated driveway offering parking for several cars. The South Westerly facing rear garden extends to 300' with a deep patio and looks onto open countryside beyond.

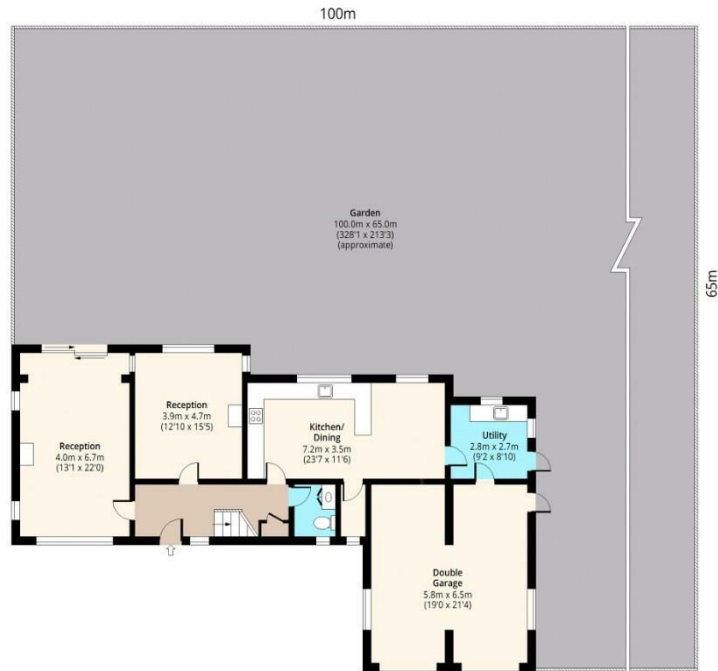
Abridge village is in the south-west of Essex about 14 miles (23km) from Central London. It lies within the M25 orbital on the Roding Valley and is surrounded by a mostly rural area. Abridge village has a number of attractive listed buildings among which include a gastro pub and restaurant. The nearby 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.



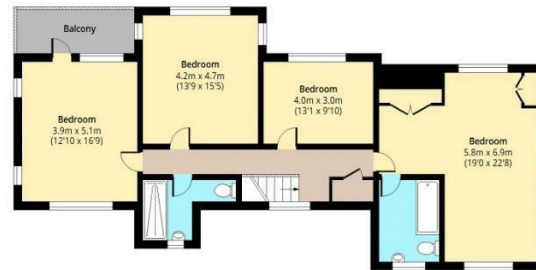


Hoe Lane,

Ground Floor
Approx. 136.28 Sq. meters (1467 Sq. feet)



First Floor
Approx. 115.94 Sq. meters (1248 Sq. feet)



Total area: approx(Including Balcony). 259.19 Sq. meters (2789 Sq. feet)
Total area: approx(Excluding Balcony). 252.22 Sq. meters (2715 Sq. feet)
For illustration purposes only - not to scale
www.ipaplus.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

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