



Hoe Lane, Romford, RM4

BUTLER & STAG



**Guide Price £625,000 -
£650,000**

**A simply stunning cottage
situated in a delightful rural
setting with far reaching
views located in the
picturesque settings of
Lambourne End.**



Freehold

- Country Cottage
- Well Presented Throughout
- Two Receptions
- Three Bedrooms
- Off Street Parking
- 108' Rear Garden

Accommodation consists of a large fully fitted kitchen/dining area, spacious lounge with doors leading on to the stunning rear garden and a snug with log burner perfect for those winter evenings.

The first floor offers three bedrooms, a family bathroom with roll top bath and separate shower.

Externally, the property boasts off street parking for three vehicles, side access and a mature South-West facing garden.

Abride 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, restaurants, Abridge also offers a local Primary School and within close proximity may other well regarded independent and state schools. The nearby village of Theydon Bois is about 1.8 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.

Council-
Tax Band-





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Approx. Gross Internal Area(Including Eaves Storage) 1171 Sq Ft - 108.79 Sq M
Approx. Gross Internal Area(Excluding Eaves Storage) 1053 Sq Ft - 97.83 Sq M

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
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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.

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