



Tysea Hill, Stapleford Abbots, RM4

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An impressive and versatile five-bedroom detached family home offering approximately 2,335 sq. ft. (217 sq. m.) of well-planned accommodation, ideally suited to modern family living.



Freehold

- Stunning Detached Family Home
- Double Integral Garage
- Village Location
- 2335 Sq. ft. Of Accommodation Space
- Five Bedrooms/Three Bathrooms
- Spacious Kitchen/Dining Area
- Study/Play Room/Utility Room
- Off-Street Parking For Two Vehicles

The property is entered via a welcoming entrance hall which provides access to a generous living room, perfect for entertaining or relaxing, and a separate study, ideal for home working. The heart of the home is the spacious kitchen/diner, offering ample room for family dining and direct access to the rear garden, creating a seamless indoor-outdoor living experience. Additional ground floor accommodation includes a playroom, utility room, WC, and internal access to the integral garage, enhancing everyday practicality.

To the first floor, a central landing leads to five well-proportioned bedrooms. The principal bedroom benefits from a private en-suite, while a second bedroom also enjoys its own en-suite facilities. The remaining bedrooms are served by a modern family bathroom, making the layout ideal for larger families or guests.

Externally, the property enjoys a generous rear garden, offering excellent space for outdoor entertaining and family activities. The integral garage and driveway provide ample parking and storage.

This substantial home combines flexible living space with modern family requirements and must be viewed to fully appreciate the size, layout, and potential on offer.





Approx. Gross Internal Area 217 sq. metres (2335.3 sq. feet)

Ground Floor

Approx. 117.6 sq. metres (1265.9 sq. feet)

- Garden: 13.62m x 10.41m max (44'8" x 34'2")
- Kitchen/Diner: 8.45m x 5.59m (27'9" x 18'4")
- Study: 2.97m x 2.52m (9'9" x 8'3")
- Living Room: 6.88m x 3.95m (22'7" x 13')
- Play Room: 3.37m x 3.25m (11'1" x 10'8")
- Garage: 5.22m x 4.97m (17'2" x 16'4")
- Utility: 1.07m x 2.09m (3'6" x 6'9")
- WC: 1.07m x 2.09m (3'6" x 6'9")
- Entrance Hall

The Ground Floor plan shows a large Living Room with a fireplace and access to the front garden. A Study is located off the living room, leading to a rear garden. The Kitchen/Diner features a bay window and access to the rear garden. A Play Room is situated at the front of the house, adjacent to the Garage. A Utility room and WC are also present.

First Floor

Approx. 99.3 sq. metres (1069.4 sq. feet)

- Bedroom: 4.95m x 3.95m (16'3" x 13')
- Bedroom: 3.02m x 2.81m (9'10" x 9'3")
- Bedroom: 2.81m x 3.57m (9'3" x 11'9")
- Bedroom: 2.11m x 3.08m (6'11" x 10'1")
- Bedroom: 5.22m x 3.88m (17'2" x 12'7")
- Landing
- En-suite
- En-suite

The First Floor plan features five bedrooms and two en-suites. A central Landing provides access to all rooms. The bedrooms vary in size, with one being particularly large. Two en-suites are located near the landing.

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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