



The Paddocks, Romford, RM4

BUTLER & STAG



**This lovely property was built in the late 1990's by McAlpine Homes (now Taylor Wimpey) in a modern development of just 20 executive homes.**



## Freehold

- Detached Family Home
- Four Bedrooms/Three Bathrooms
- Detached Double Garage
- Spacious Lounge
- Utility Room/Separate Dining Room

The ground floor features extensive living/entertaining space comprising a large dual aspect reception opening to the dining room, study, formal living, guest cloakroom and utility 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 four bedrooms and a family bathroom with shower and further bathroom with shower is en-suite to bedroom one, whilst a shower room is en-suite to bedroom two.

Externally the house is approached via a deep block paved driveway offering parking for several vehicles along with detached double garage and storage room above. 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.

Council- Epping Forest  
Tax Band- G





# The Paddocks

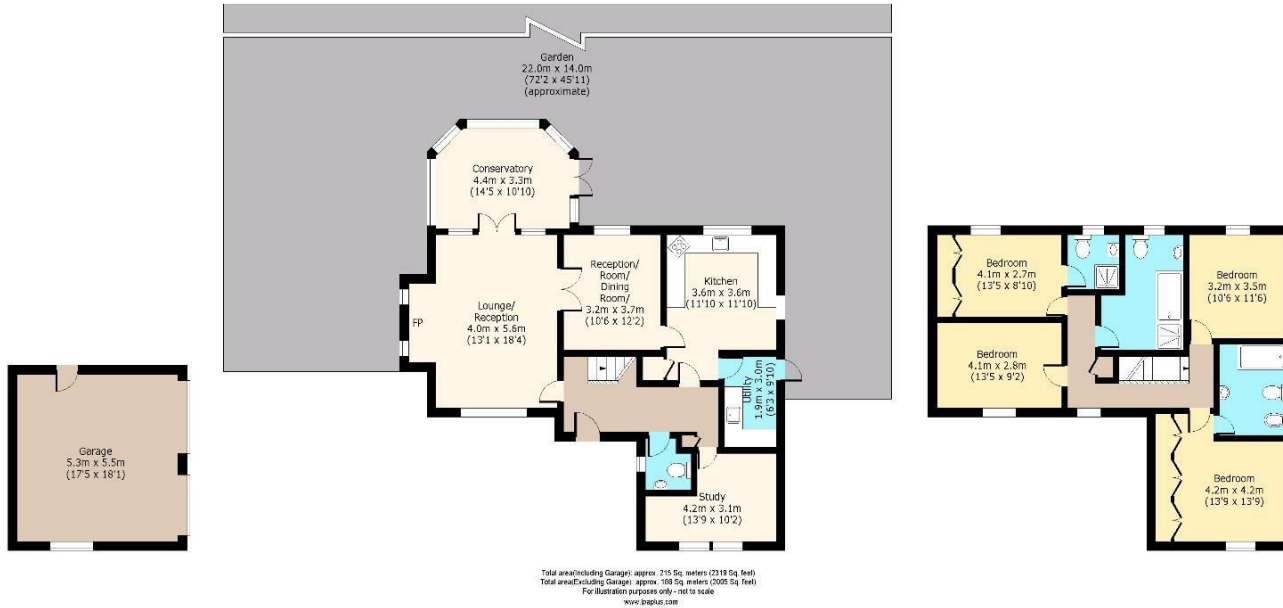


## The Paddocks

**Garage**  
Approx. 29 Sq. meters (314 Sq. feet)

**Ground Floor**  
Approx. 102 Sq. meters (1098 Sq. feet)

**First Floor**  
Approx. 64 Sq. meters (693 Sq. feet)



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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.