



Curtis Mill Lane, Romford, RM4

BUTLER & STAG



**Guide Price £700,000-  
£725,000.**

**Spanning in excess of 2100 sq ft, this substantial family home has a wonderful setting, whilst offering easy access to open countryside with far reaching views of undulating fields and woodland.**



## Freehold

- Stunning Detached Family Home
- Finished To Exacting Standards Throughout
- Huge Open Plan Kitchen/Diner
- Electronic Gated Access
- Four Bedrooms/Two Bathrooms
- Separate Formal Reception Room
- West Facing Rear Garden
- Off-Street Parking & Detached Double Garage

The ground floor features extensive living/entertaining space comprising a large formal reception opening into a striking bespoke kitchen/dining room fitted with a full range of AEG appliances & a stunning island centrepiece. Full length bi-folding doors lead out onto a West facing rear garden which holds little to no maintenance. A block paved patio is initially met from leading on from the kitchen/diner with the rest of the garden laid to artificial lawn. A separate utility room & w/c complete the ground floor level.

To the first floor are four generous double bedrooms and a family bathroom which also acts as an en-suite to the master. Bedroom two also holds an en-suite shower room.

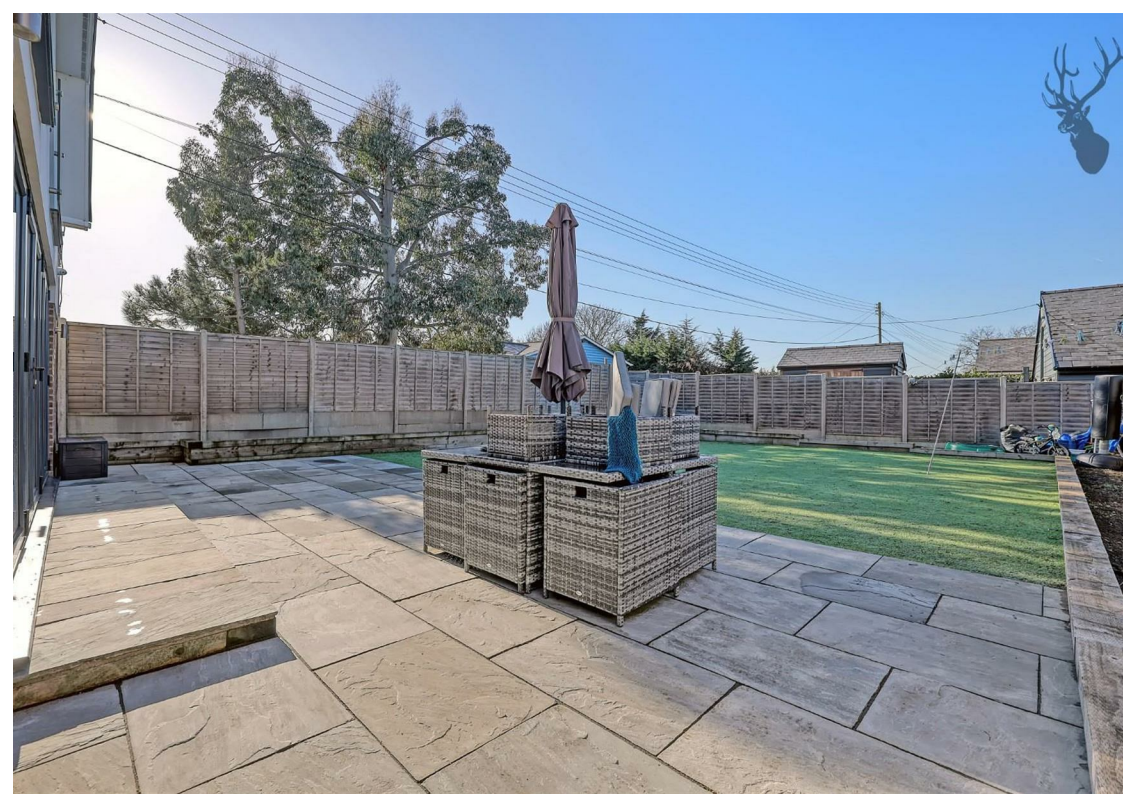
Externally the house is approached via a set of electronic iron double gates leading onto a deep shingled stone driveway offering parking for multiple vehicles along with detached double garage with electrically operated door and storage room above.

\* Of particular note, features include fine high gloss marble tiling throughout, exquisite fittings to bathware, high spec dropped ceilings with complimentary lighting. The ground floor is also equipped with under floor heating and there is a CCTV security system & solar panels.\*

Curtis Mill Lane is located within close proximity of the village shop and the renowned Top Oak Pub. Theydon Bois village is a short drive for access to the central line into London. The village has a convenience store two pubs, primary school along with two golf courses 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.

Offered chain free.





## Curtis Mill Lane

Approx. Gross Internal Area 195.4 Sq M ( 2104 Sq Ft )

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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.

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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