



Hoe Lane, Romford, RM4

BUTLER & STAG



**Guide Price £525.000 -
£550.000**
**A delightful semi-
detached Three
bedroom family home
located in the sought
after village of Abridge.**



Freehold

- Semi Detached Family Home
- Three Bedrooms
- Spacious Kitchen/Breakfast Area
- Lounge/Dining Area
- 150' Private Rear Garden
- Village Location

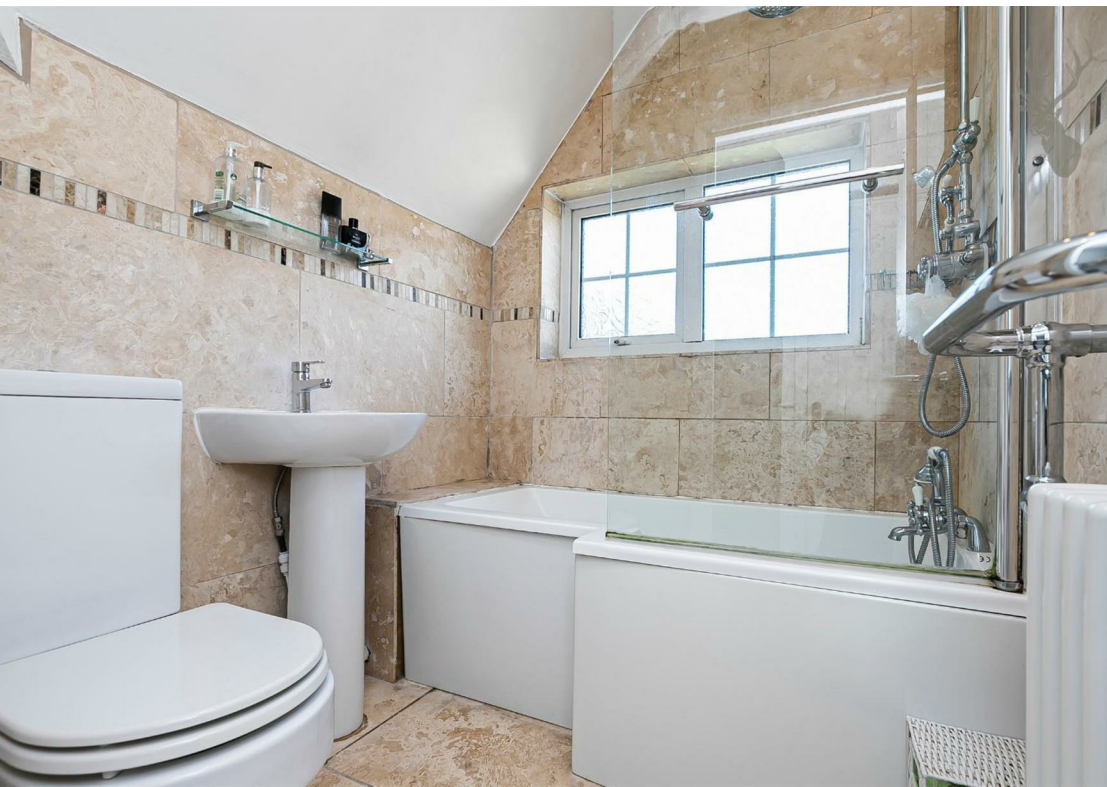
The property offers excellent living accommodation with further potential to extend to rear (subject to planning permission) comprising of a large kitchen/breakfast area, a spacious lounge/ dining room with patio doors leading onto the stunning 150' private rear garden and a downstairs WC completes the ground floor.

On the first floor, there are three bedrooms of which are a generous size and a family bathroom.

Externally, there is a west facing garden enjoying a patio area, lawn, flower beds and mature shrubs. As well as direct access to the field located behind the property.

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.



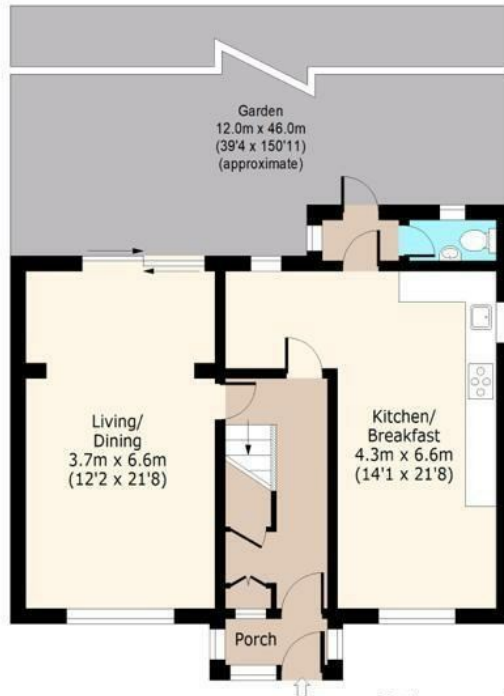


Hoe Lane



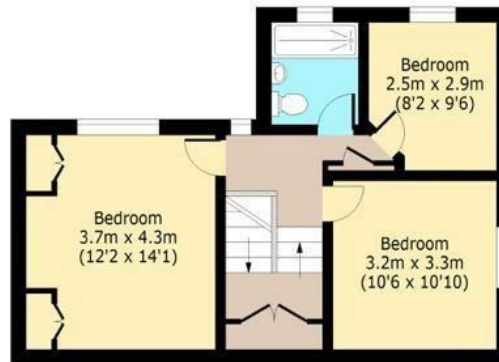
Ground Floor

Approx. 66 Sq. meters (710 Sq. feet)



First Floor

Approx. 48 Sq. meters (517 Sq. feet)



Total area: approx. 114 Sq. meters (1227 Sq. feet)

For illustration purposes only - not to scale

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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.

BUTLER & STAG

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