



New Road, Lambourne End, RM4

BUTLER & STAG



**Guide Price £875,000 - £900,000**

**A simply stunning house situated in a delightful rural setting with far reaching views and only a short proximity to Hainault underground station.**



## Freehold

- Semi Detached Family home
- Four Bedrooms and Two Bathrooms
- Stunning Countryside Views
- Two Separate Reception Rooms
- Kitchen Breakfast Room/Utility
- Carport and Garage Room
- Brick Built Wood Store and Outside Toilet
- Workshop With Electrical Supply

EPF/3138/21 - Planning permission for single storey rear extension and first floor extension to the side of existing property.

Spanning in excess of 1900 sq ft. The House is full of character, charm and offers a versatile layout along with bright and airy rooms. A modern kitchen/breakfast room with stunning views over the well presented rear garden, a separate formal reception room with log burner, a separate dining room completes the ground floor.

To the first floor there is a master bedroom with an en-suite shower and a study area. 3 further double bedrooms and a family bathroom.

Externally, the rear garden is circa 190' in length and mainly laid to lawn with established trees and shrubs, with expansive views of the countryside and the sunning London skyline. Additionally there's a spacious patio area, car port, garage, workshop with electrical supply, brick built wood-store and an outside toilet.





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Approx. Gross Internal Area 1916 Sq Ft - 178.00 Sq M

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**Ground Floor**  
Floor Area 1045 Sq Ft - 97.08 Sq M



**First Floor**  
Floor Area 871 Sq Ft - 80.92 Sq M

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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