



Curtis Mill Lane, Romford, RM4

BUTLER & STAG



**Guide Price £450,000-£475,000.  
Cash Buy Only.**  
Spanning in excess of 1600 Sq. ft, and situated on a 0.39 acre plot 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

- Gated Residence
- 0.39 Acre Plot
- Off-Street Parking For Several Vehicles
- Stunning Grounds
- Freehold
- Detached Three Bedroom Bungalow
- Stunning Condition Throughout
- Detached Double Car Port
- Summer House
- Cash Buy Only

Internally, the property is generously proportioned comprising of a generous living room which offers direct access onto the fitted kitchen/diner. There are three double bedrooms complete with a family bathroom.

Externally, upon entering the electronic gates, a shingle stone drive allows parking for several vehicles along with the added benefit of a double car port and storage garage. To the rear, a beautifully manicured garden extends close to 150 ft backing open countryside. A detached summer house with full running power enables the perfect retreat for those summer evenings hosting in the garden.

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.





## Curtis Mil Lane

Approx. Gross Internal Area 151.4 Sq M ( 1629.9 Sq Ft )

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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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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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