



Abridge Road, Romford, RM4

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**This stunning barn conversion, completed in 2021, epitomizes contemporary living and is situated within a gated development, ensuring both security and exclusivity for its discerning occupants.**



## Freehold

- Detached Barn Conversion
- Four Bedrooms/Three Bathrooms
- Off Street Parking/Garage
- Gated Development
- Stunning Open Plan Kitchen/Family Room
- Separate Lounge/Play Room/Study

Spanning over 2400 square feet, this four-bedroom residence stands as a testament to meticulous craftsmanship and high-quality design.

Upon crossing the threshold, a spacious hall adorned with floor-to-ceiling windows beckons residents and guests alike. The ground floor unfolds to reveal a dedicated cinema room featuring an integrated sound system, an additional reception room currently serving as a playroom, and a convenient WC. The focal point of this residence lies at the rear, where a bespoke kitchen awaits. Boasting top-tier appliances, including two ovens, a microwave, steamer, full-size fridge, freezer, and wine cooler, this culinary haven is complemented by a central island with granite worktops, sink, and hot tap. The kitchen seamlessly integrates with a pantry cupboard, dining area, and family space adorned with a log burner. Further enhancing practicality, a utility room equipped with water softener, CCTV, and a sound system completes this area.

Ascending to the first floor, residents are greeted by four generously proportioned double bedrooms, each adorned with fitted wardrobes. Two of these bedrooms feature ensuite shower rooms, providing an added layer of comfort and luxury. The family bathroom, characterized by full marble tiles, a freestanding bath, and even a television, adds a touch of opulence to daily living.

Externally, the property boasts a well-appointed driveway, a garage for secure parking, and a low-maintenance rear garden. The outdoor space is enhanced by an outdoor kitchen, offering an ideal setting for al fresco dining and entertaining.

Beyond its remarkable features, this barn conversion is strategically located in close proximity to exceptional educational institutions, such as Lambourne Primary, Theydon Bois Primary, Davenant, and Debden Park High School. Additionally, the property enjoys convenient access to transport links, with Theydon Bois Central Line station just a five-minute drive away.







## Piggots Farm

Approx. Gross Internal Area 223.3 Sq M (2403.5 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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☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)