



Oak Hill Road, Romford, RM4

BUTLER & STAG



**Guide Price £1,050,000 -
£1,100,000**

A four bedroom detached family home boasting spacious living accommodation throughout spanning over 2000 sq ft and set in the poplar stapleford abbotts area.



Freehold

- Detached Family Home
- Four Bedrooms/Two Bathrooms
- Spacious Kitchen/Dining Area
- Downstairs WC/Utility Room
- Outside Kitchen/Sauna Area
- Chain Free

Built in 2014 the property enjoys a prime position on oak hill road.

Accommodation comprises an inviting reception hall, a spacious lounge, a high specification fitted kitchen/dining room which has bi-folding doors leading onto the stunning 300' rear garden, a cloakroom and a utility room completes the ground floor.

The first floor features four bedrooms all of generous proportions, a family bathroom as well as an en-suite to the master bedroom.

Externally, the house is approached via iron electric gates opening onto an extensive hard standing drive offering parking for several vehicles. Side access to the rear garden is also gated. The sensational 300' south facing garden with generous patio area leads down onto the AstroTurf floodlight football pitch perfect for the kids or adults, the remainder of the garden is laid to lawn, an outdoor kitchen can also be found with sauna room at the rear of garden.

Stapleford Abbots is a popular village located between Abridge and Havering-Atte-Bow. There is a convenience store, two pubs, a primary school within walking distance 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.

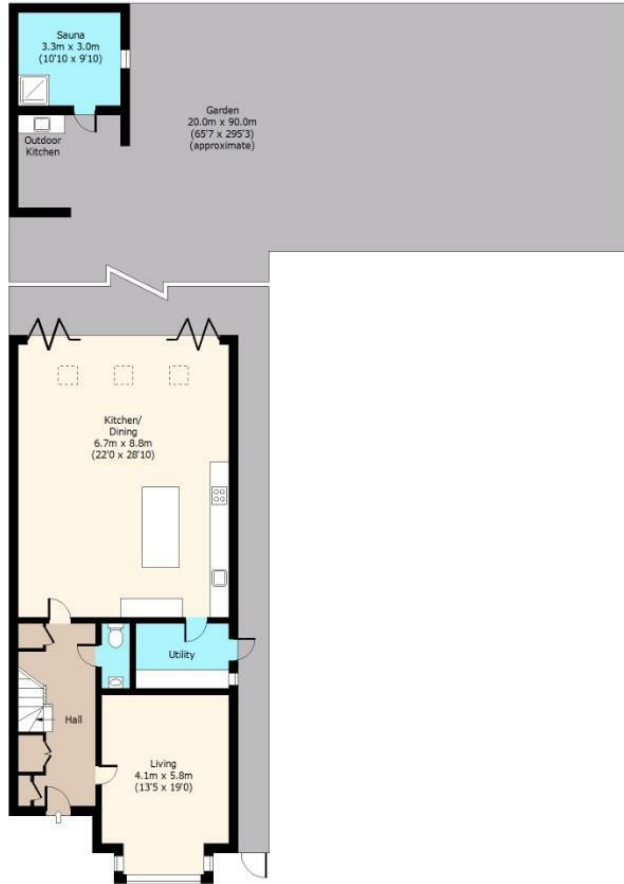
Council - Epping Forest
Tax Band-G



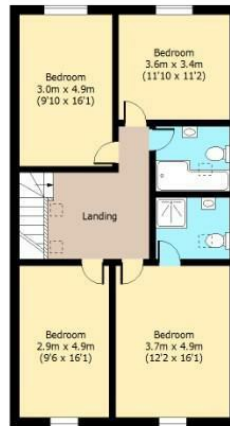


Oak Hill Road

Ground Floor
Approx. 108.84 Sq. meters (1172 Sq. feet)



First Floor
Approx. 88.40 Sq. meters (952 Sq. feet)



Total area: approx. 197.24 Sq. meters (2123 Sq. feet)
For illustration purposes only - not to scale
www.jpaplus.com



BUTLER & STAG

☎ 01992 667666

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

✉ theydon@butlerandstag.com

www.butlerandstag.uk

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.