



The Paddocks, Romford, RM4

BUTLER & STAG



**Guide Price £800,000 -
£850,000**

**This lovely property was
built in the late 1990's by
McAlpine Homes (now Taylor
Wimpey) in a modern
development of just 20
executive homes.**



Freehold

- Detached Family Home
- Detached Double Garage
- Utility Room/Separate Dining Room
- Four Bedrooms/Three Bathrooms
- Spacious Lounge

The ground floor features extensive living/entertaining space comprising a large dual aspect reception opening to the dining room, study, formal living, guest cloakroom and utility room. The kitchen/ breakfast room is well fitted and offers excellent potential to extend or knock through into the dining room.

To the first floor are four bedrooms and a family bathroom with shower and further bathroom with shower is en-suite to bedroom one, whilst a shower room is en-suite to bedroom two.

Externally the house is approached via a deep block paved driveway offering parking for several vehicles along with detached double garage and storage room above. The established landscaped gardens offer a tranquil retreat from which to enjoy the peaceful countryside location which are complemented by a paved terrace for outdoor entertaining with the remainder laid to lawn.

Council- Epping Forest
Tax Band- G





The Paddocks

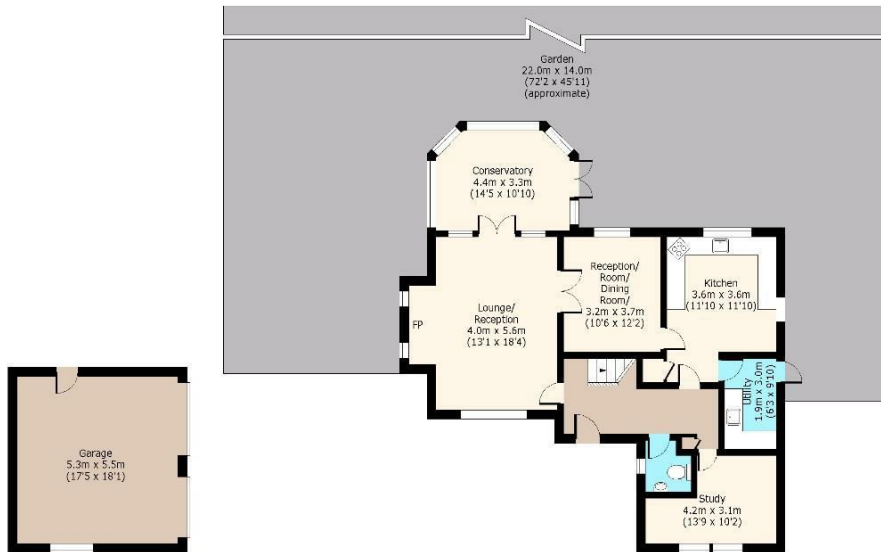
The Paddocks



Garage
Approx. 29 Sq. meters (314 Sq. feet)

Ground Floor
Approx. 102 Sq. meters (1098 Sq. feet)

First Floor
Approx. 84 Sq. meters (909 Sq. feet)



Total area including Garage: approx. 215 Sq. meters (2318 Sq. feet)
Total area excluding Garage: approx. 186 Sq. meters (2025 Sq. feet)
For illustration purposes only - not to scale
www.butlerandstag.com

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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.