



Pancroft, Abridge, RM4

BUTLER & STAG



A fantastic opportunity to apply your own stamp on this three bedroom semi-detached house which offers huge scope for redesigning or extending, subject to the usual planning consents.



Freehold

- Semi- Detached Family Home
- Large Lounge/Dining Area
- Chain Free
- Three Bedrooms
- Off Street Parking
- Separate Garage

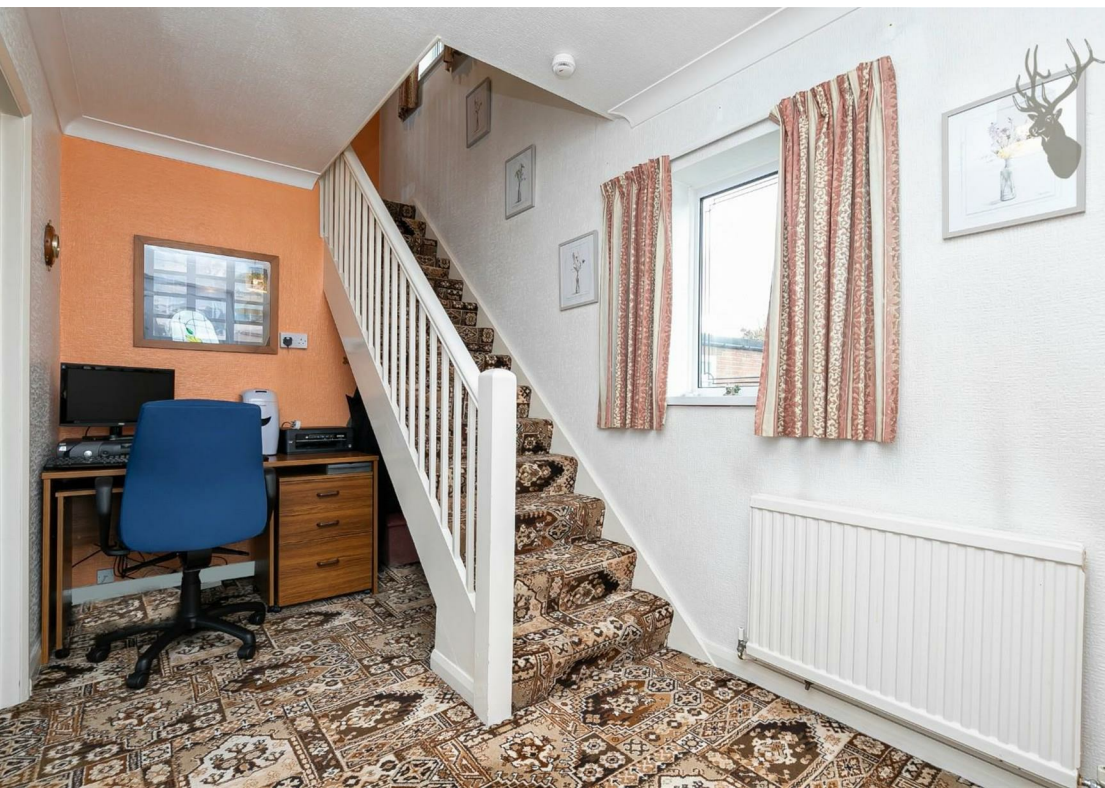
The property has been enjoyed by the same family for many years and boasts fantastic potential to turn into something truly special. Accommodation comprises on the ground floor of an open plan lounge/dining area, a separate kitchen that leads into a utility room with a separate WC.

The first floor comprises of three bedrooms and a shower room which has been wonderfully maintained but would benefit from modernising.

Externally, the property offers off street parking with a garage at the rear of the property and side access. also with outside storage.

Abridge is a popular village in the Essex countryside conveniently situated to nearby tube stations at Theydon Bois and Debden. The village has a nice pub, a deli, a Post Office and a primary school. Loughton is just a few minutes drive so you can hop on the train and be in London in next to no time. Everything is so convenient and yet when you are looking across the fields you feel a million miles from anywhere.

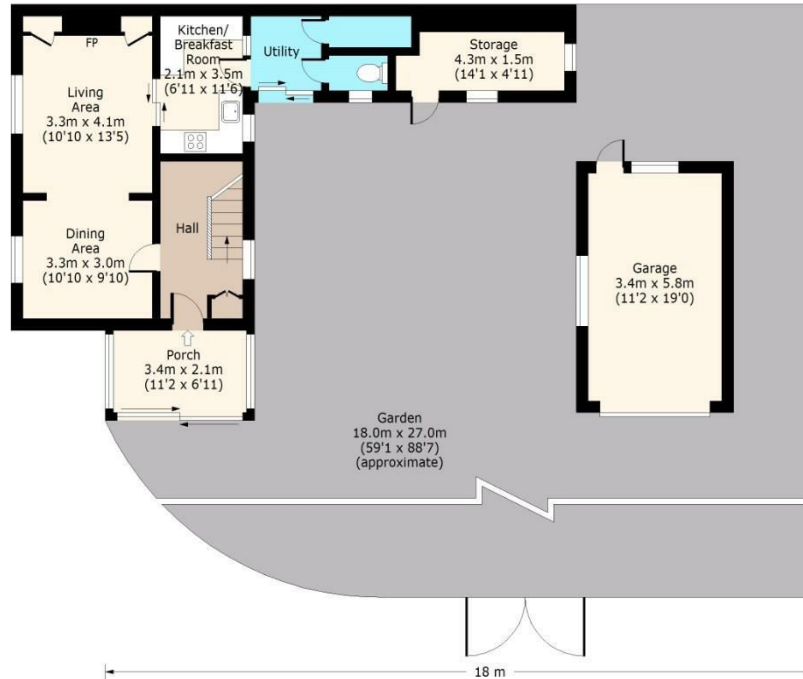




Pancroft,

Ground Floor

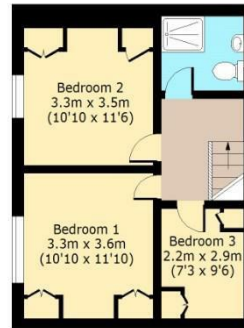
Approx. 65 Sq. meters (700 Sq. feet)



Total area (Including Garage): approx. 127 Sq. meters (1362 Sq. feet)
Total area (Excluding Garage): approx. 107 Sq. meters (1152 Sq. feet)
For illustration purposes only - not to scale
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First Floor

Approx. 42 Sq. meters (452 Sq. feet)



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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.