



Oak Hill Road, Romford, RM4

BUTLER  STAG





# A semi-detached, three bedroom house, nestled in a small gated development of only eight houses in the peaceful village of Stapleford Abbots.



- Semi Detached House
- Three Bedrooms/Four Bathrooms
- Driveway
- Private Gated Development
- High Specification Finishes
- Landscaped Gardens & Parking

Finished to the highest quality, these three bedroom properties offer stylish interiors throughout comprising an 'L shaped' living/ dining room, kitchen, guest cloakroom and utility cupboard. The upper two floors host three bedrooms, two ensuite including the stunning master bedroom and additional family bathroom.

These brand homes offer the highest of internal specifications to include a luxury fitted kitchen with integrated AEG & Neff appliances, stylish bathrooms, pre-wired links to every room for Sky plus and Freeview TV and video entry systems.

Externally, the properties offer landscaped rear gardens which are mainly laid to lawn and offer block paved driveways and off street parking for up to two vehicles.

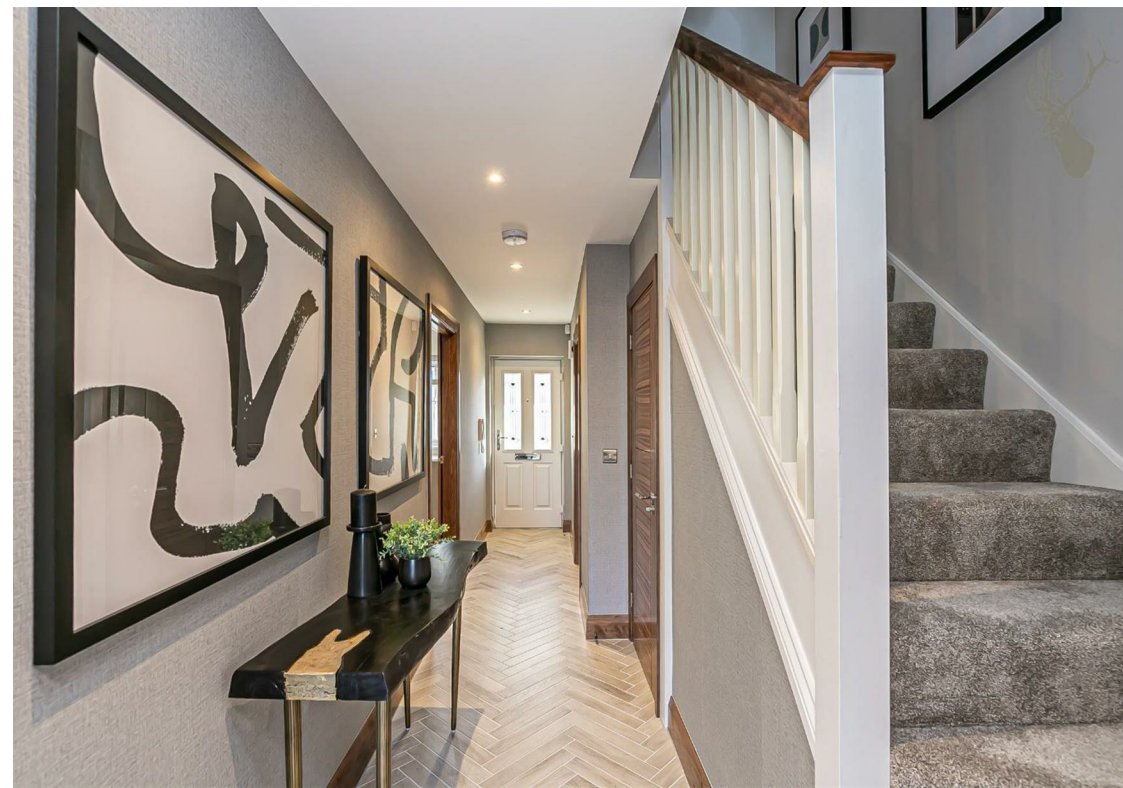
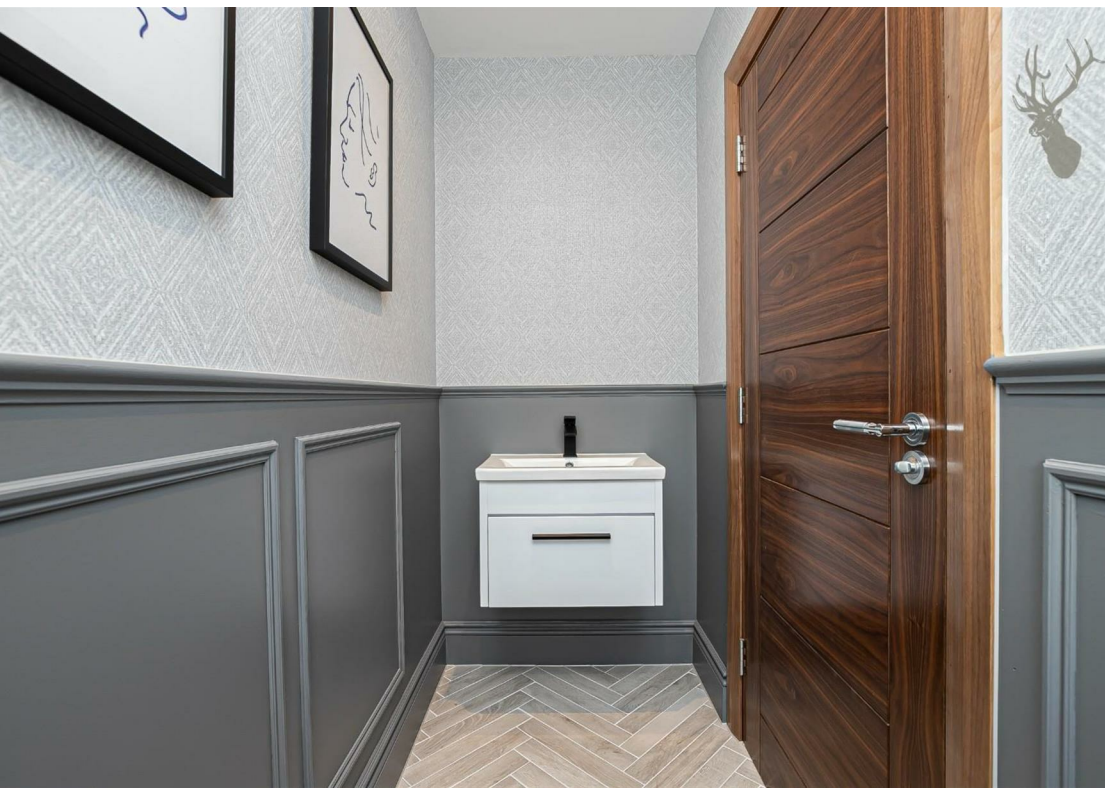
The properties are located within walking distance of the village shop and the renowned Top Oak Pub. Theydon Bois village is a short drive for access to the Central Line Train Station taking you into London. The village has a convenience store two pubs and a primary school within walking distance and is just 15 minutes' drive from Epping, Ongar, Brentwood and Romford. There is also good access to the A12 and the M25.

NB. Internal photos are examples of the show home and not actual photos of the property.

Council Tax Band E









ABBOTTS WAY

SEMI-DETACHED HOUSES

7, 9, 11

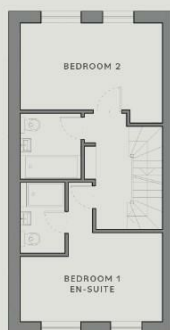
Total area  
114.35m<sup>2</sup>  
1,231ft<sup>2</sup>

First floor

Approx 42.73m<sup>2</sup> 460ft<sup>2</sup>

BEDROOM 1  
4.5m x 2.8m (14.9ft x 9.2ft)  
with en-suite

BEDROOM 2  
4.5m x 2.8m (14.9ft x 9.2ft)



GARDEN

Ground floor

Approx 42.73m<sup>2</sup> 460ft<sup>2</sup>

LIVING / DINING  
4.5m x 5.1m (14.9ft x 16.9ft)

KITCHEN  
4.2m x 2.2m (13.9ft x 7.3ft)



ENTRANCE

Second floor

Approx 58.16m<sup>2</sup> 626ft<sup>2</sup>

BEDROOM 3  
4.7m x 4.0m (15.5ft x 13.1ft)  
& en-suite bathroom



2  
1  
0



Oak Hill Road, Stapleford Abbots



FLOORPLANS

Butler & Stag, Land & New Homes

BUTLER & STAG

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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.