



Hoe Lane, Romford, RM4

BUTLER & STAG



This detached family home was built in 1927 and has been extended and refurbished by the current owners to provide a spacious characterful, family home.



Freehold

- Detached Family Home
- Four Bedrooms/Three Bathrooms
- Well Presented
- Garage/Off Street Parking
- Stunning Views
- 300' Rear Garden

On entering the property there is an inviting reception hall with tiled flooring and staircase. Three spacious reception rooms are accessed via the entrance hall with the largest found to the right, boasting a feature 'inglenook' working fireplace which is perfect for those cosy winter nights. A further living room is found to the rear offering commanding views of the garden with the kitchen and utility room positioned adjacently. The ground floor accommodation also hosts an elegant dining room and library with reclaimed wooden beams and fireplace.

The first floor includes four large doubles with two en suite shower rooms. They are accessed by a large landing space which also hosts a generous bathroom with free standing bath.

The property is located on a large enviable plot at just under 0.4 acres with ample parking at the front and fantastic views over the fields at the rear. The impressive mature garden, is designed with entertaining in mind with a large oak framed summer house, perfect for alfresco parties whatever the weather. A large, raised, patio terrace wraps around the kitchen and third reception room at the back of the house. There are plenty of fruit trees (an old fruit store) a large oak tree, a wisteria arch and an impressive lawn.

This property offers a level of privacy and peaceful seclusion not often available. The house is close to Lambourne Primary school and Abridge that has various shops, pubs and a post office.







Ground Floor

First Floor

Approximate Gross Internal Area
 Main House 2485 sq ft (231 sq m)
 Outbuilding 205 sq ft (19 sq m)
 Total 2690 sq ft (250 sq m)

Additional floorplan measurements are approximate and are for the Buyer's information only. We do not warrant the floor plan accuracy and completeness, nor do we warrant that the floor plan is a true and accurate representation of the property or that it complies with the Building Regulations. For more information, please contact us at 01992 667666 or enquiries@butlerandstag.com

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.