Bournebridge Lane, Romford, RM4

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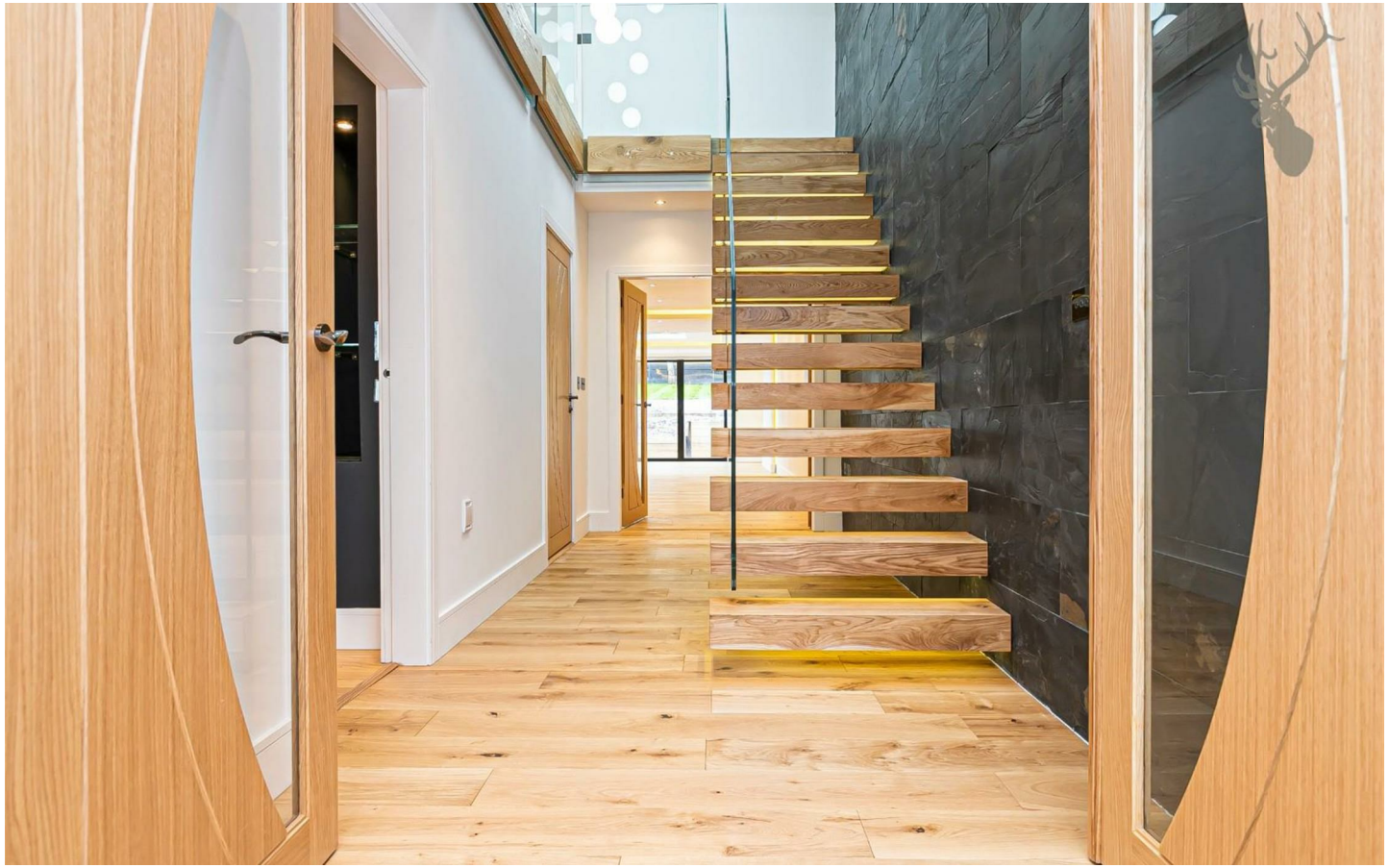


A chance to acquire one of just two stunning newly built, four bedroom, five bathroom, detached family homes in the village of Stapleford Abbotts.

Freehold

- New Build Home
- Four Bedroom, Four En-suite
- Separate Lounge
- Underfloor Heating Throughout
- Detached
- Open-Plan Kitchen / Living Space
- Circa 2,400 sq ft
- Security Gates/ Generous Block Paved Drive

With accommodation arranged over two floors, the ground floor space begins with an inviting entrance hall. Leading off of this to the left, there is a spacious separate lounge which features a large automatic cinema screen built into the ceiling. There are TV points and HDMI cables in place from a central location for another source if preferred. Following on, there is a three piece family shower room which is ideal for guests. The developers have drawn upon their years of experience to provide special features throughout the entire property with the main room of the house, the open plan kitchen/living room offering top model connected home kitchen appliances to name just two.

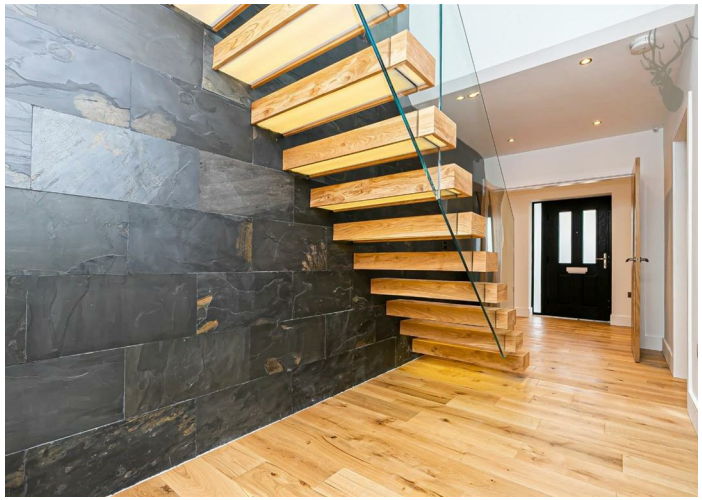
The second floor is accessed via the feature floating staircase with glass balustrade leading to a large landing with frosted glass rectangle aspects in the floor providing an extra modern feel. There are four double bedrooms located off the landing space with two hosting ensuite whirlpool baths and integrated TVs and the others with en suite showers.

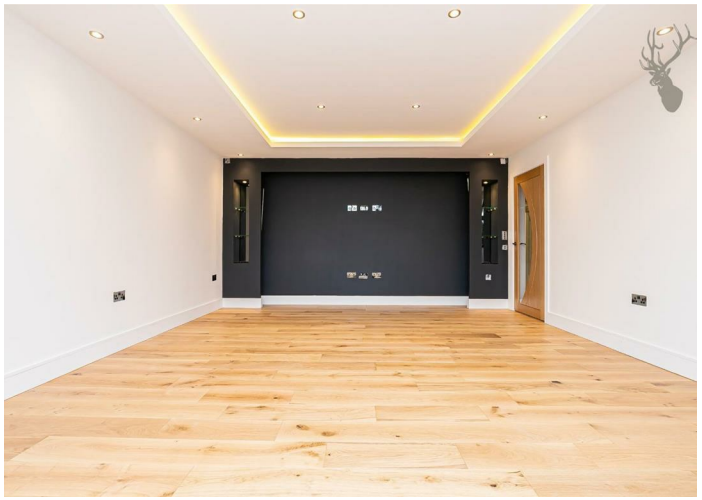
Additional features include a centralised vacuum system, motorised blinds in several rooms and a smart lighting and heating system, all controlled by phone app.

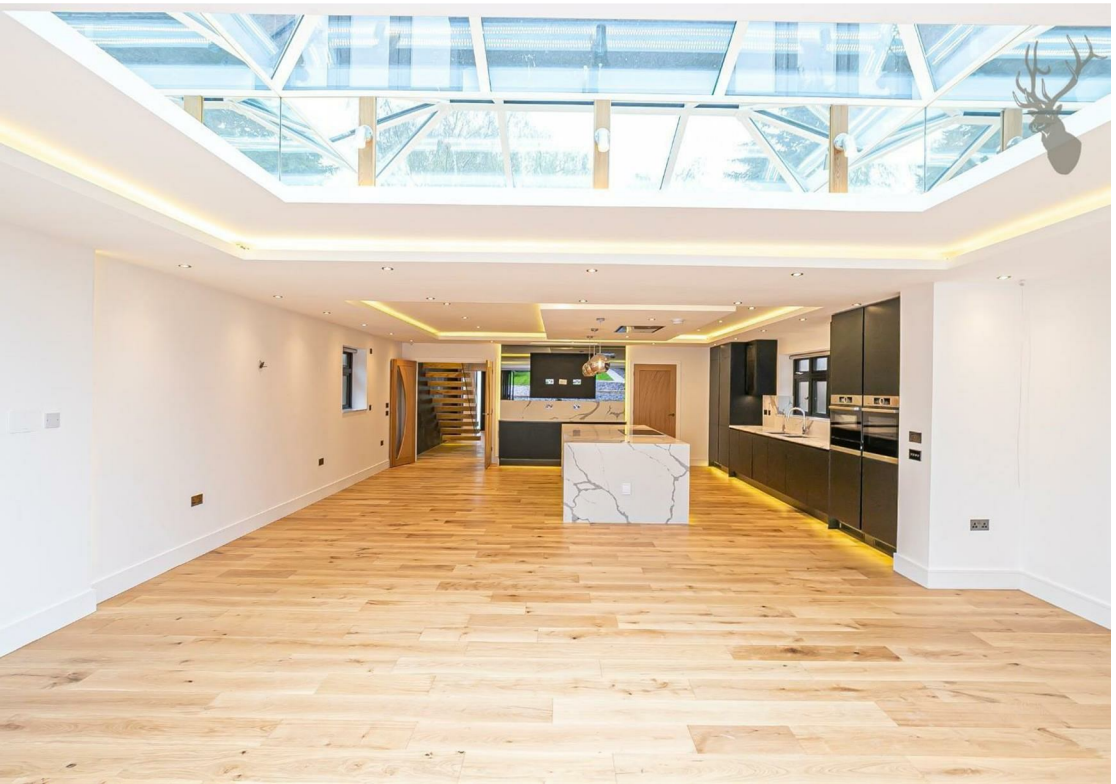
Externally, the property is positioned on Bournebridge Lane and has motorised entrance gates leading onto the block paved driveway which offers ample parking for anything up to six vehicles .

The South East facing rear garden extends to circa 85' and is a pleasantly established, primarily laid to lawn with a patio area to enjoy summer entertaining.

Both properties have 10 year LABC Structural warranty.







Mulberry,
Bournebridge Lane,

Total area: approx. 222.63 Sq. meters (2396 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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