



BUTLER & STAG

Oak Hill Road | Romford
| RM4

GUIDE PRICE £1,000,000-£1,025,000

An executive detached, five bedroom houses nestled within a small gated development of only eight properties in the village of Stapleford Abbots.

• One of Two Brand New Detached Properties • Five Bedrooms | Four Bathrooms • Private Gated Development of Eight Houses • Completion 2021 • Bi-folding Doors From Kitchens to Gardens • Landscaped Gardens and Parking to all Properties • High Specification Finishes • 2347 Sq Ft | 218.04 Sam • 10 Year Building Warranty • Wonderful Entertaining Space

Price Guide £1,000,000 | Freehold

Finished to the highest quality, these five bedroom properties offer stylish interiors throughout comprising a reception, guest cloakroom, open-plan 'L shaped' kitchen/breakfast room with living area and utility room.

The upper two floors host five double bedrooms, four ensuite including the master bedroom with dressing area and additional family bathroom.

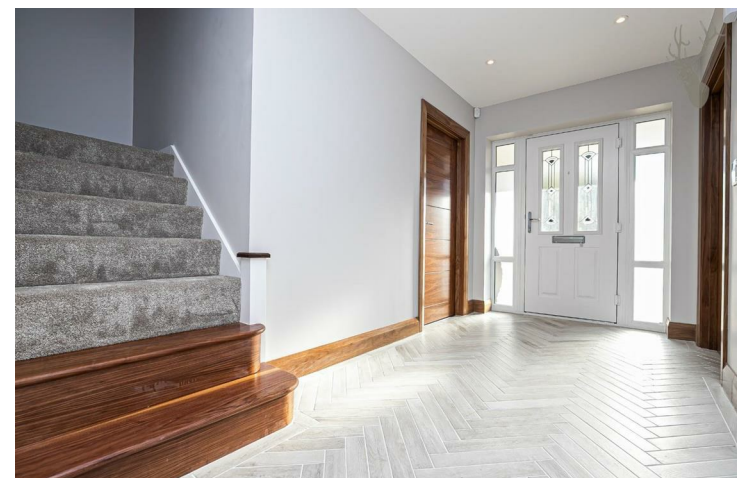
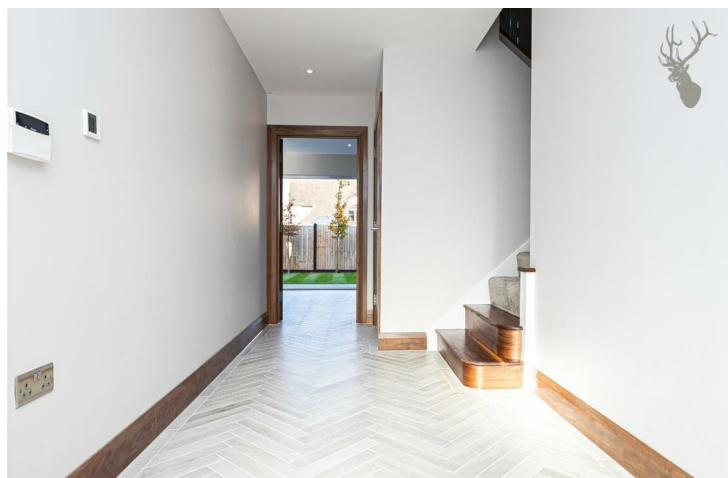
These brand new homes offer the highest of internal specifications to include a luxury fitted kitchen with integrated AEG & Neff appliances, stylish bathrooms, fitted wardrobes to principle bedrooms, pre-wired links to every room for Sky plus and Freeview TV and video entry systems.

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 four 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 finishing may differ for each plot.





ABBOTTS WAY

DETACHED HOUSES
6 & 13

Total area
218.04m²
2,347ft²

Oak Hill Road, Stapleford Abbots

FLOORPLANS

First floor
Approx 79.89m² 860ft²

BEDROOM 1
3.7m x 3.4m (12.2ft x 11.2ft)
With dressing room
& en-suite bathroom

BEDROOM 4
3.7m x 3.0m (12.2ft x 9.10ft)
& en-suite

BEDROOM 5
3.8m x 3.1m (12.6ft x 10.2ft)

BEDROOM 4 EN-SUITE

Second floor
Approx 58.16m² 626ft²

BEDROOM 2
4.7m x 4.0m (15.5ft x 13.1ft)
& en-suite bathroom

BEDROOM 3
4.9m x 4.0m (16.1ft x 13.1ft)
& en-suite

BEDROOM 2 EN-SUITE BATHROOM

BEDROOM 3 EN-SUITE

Ground floor
Approx 79.99m² 861ft²

KITCHEN / DINING / LIVING
9.5m x 8.4m (31.2ft x 27.7ft)

RECEPTION
3.7m x 3.0m (12.2ft x 9.10ft)

UTILITY
2.6m x 2.1m (8.6ft x 6.1ft)

KITCHEN / DINING / LIVING

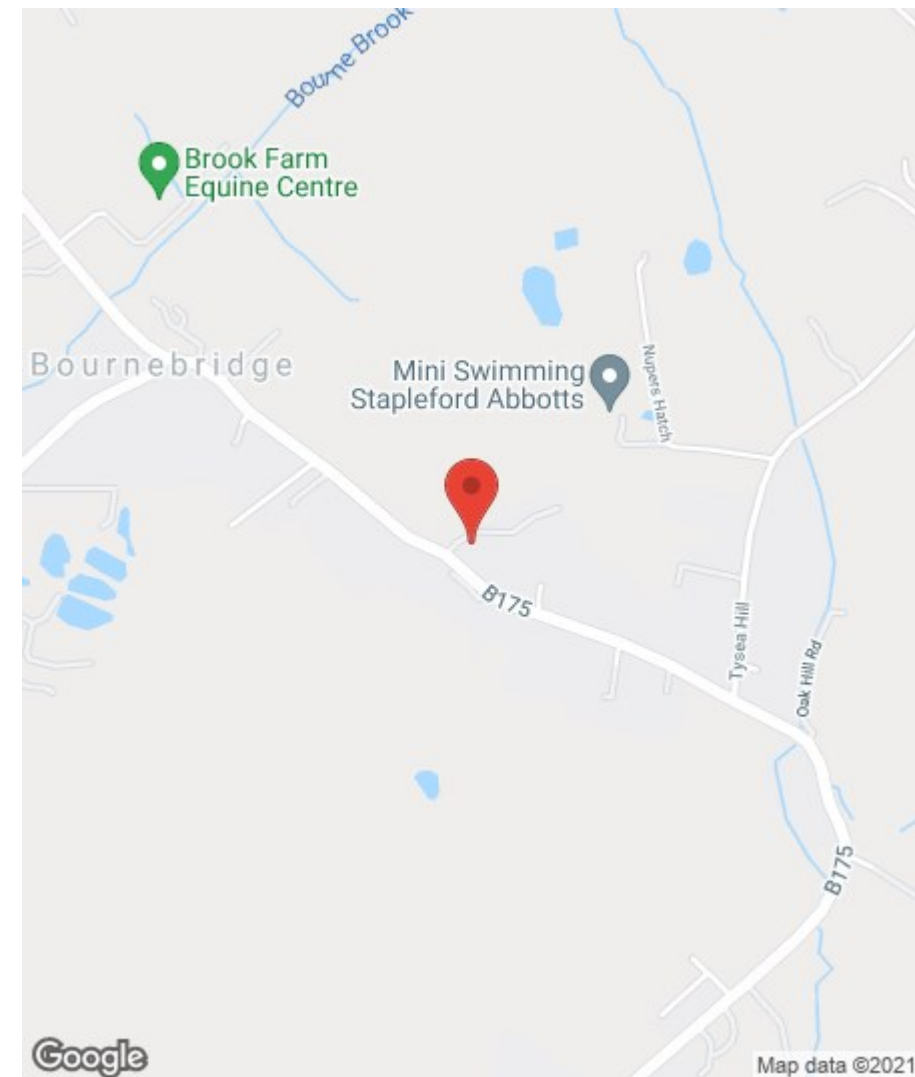
RECEPTION

UTILITY

ENTRANCE

GARDEN

Butler & Stag, Land & New Homes



BUTLER & STAG

12 Coppice Row Theydon Bois, Essex, CM16 7ES | 020 4542 2999 |
enquires@butlerandstag.com | www.butlerandstag.uk

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	