



Oak Hill Road, Romford, RM4

BUTLER  STAG





**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 Abbotts.**



**Freehold**

**Price Guide £1,000,000**

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.

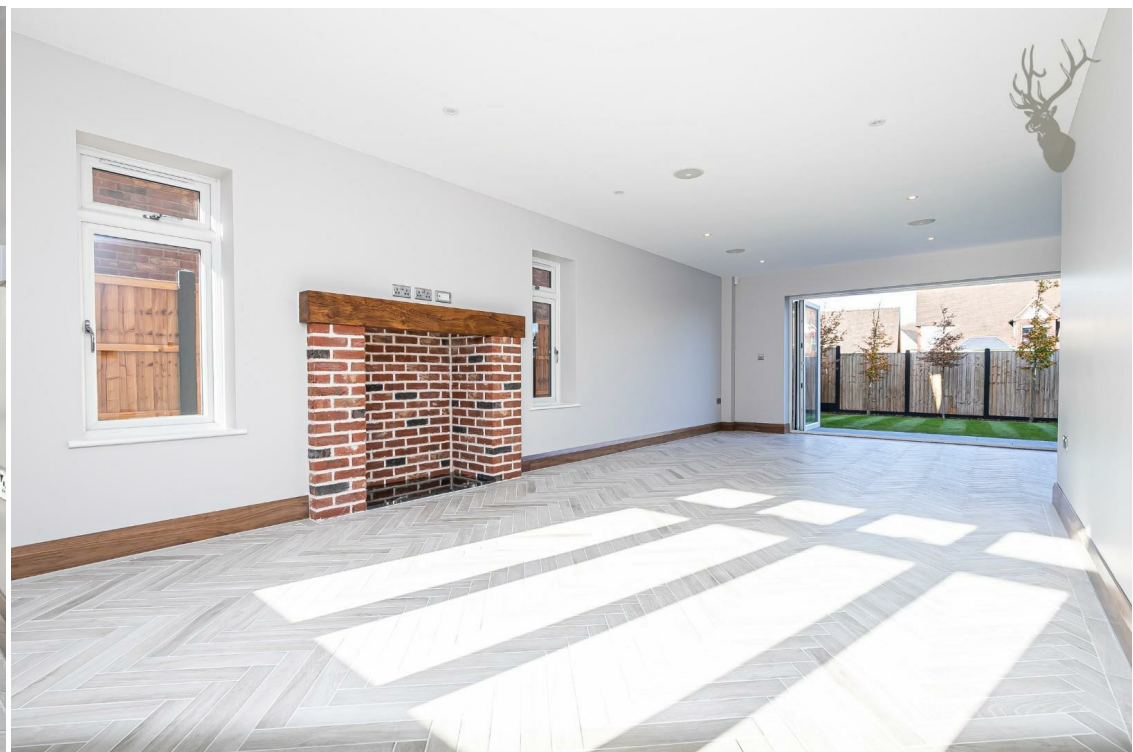
These brand new homes offer the highest of internal specifications to include a luxury fitted kitchen with integrated AEG & Neff appliances, stylish bathrooms, fitted wardrobes to principle bedrooms, pre-wired links to every room for Sky plus and Freeview TV and video entry systems.

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

Oak Hill Road, Stapleford Abbotts

# DETACHED HOUSES

## 6 & 13

Total area  
218.04m<sup>2</sup>  
2,347ft<sup>2</sup>

### First floor

Approx 79.89m<sup>2</sup> 860ft<sup>2</sup>

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)



### Second floor

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

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



### Ground floor

Approx 79.99m<sup>2</sup> 861ft<sup>2</sup>

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)



FLOORPLANS



Butler & Stag, Land & New Homes

Prepared on behalf of Butler & Stag  
Land and New Homes

If you have any further questions  
please don't hesitate to contact us on  
the details below

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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.