

BUTLER & STAG



9 Abbotts Way Oak Hill Road, Stapleford Abbotts
Romford

Guide Price £650,000



9 Abbots Way Oak Hill Road

Stapleford Abbots, Romford

Tucked away within an exclusive gated development of just thirteen homes in the tranquil village of Stapleford Abbots, this exceptional property offers almost 1,250 sq. ft. of beautifully presented accommodation.

- Secure Gated Development
- Meticulous Semi-Detached Family Home
- Three Double Bedrooms/Three Bathrooms Plus Guest Cloakroom
- Finished To Exacting Standards Throughout
- Underfloor Heating Throughout The Ground Floor
- CCTV & Fully Alarmed
- Off-Street Parking Two Vehicles & Added Residents Guest Parking
- Fully Landscaped Rear Garden



Finished to the highest quality, this three bedroom semi-detached home offers stylish interiors throughout comprising an 'L shaped' living/ dining room, kitchen, guest cloakroom and utility cupboard.

The upper two floors host three comprising double bedrooms, two ensuite including the stunning master bedroom fitted with bespoke fitted wardrobes and additional family bathroom.

The home also offers 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/Freeview TV and video entry systems.

Externally, the properties offers a landscaped rear garden which is mainly laid to lawn with an initial patio leading from exiting the lounge. A block paved driveway allows off-street parking for two vehicles.

Abbotts Way is 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 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 great access to the A12 and the M25.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



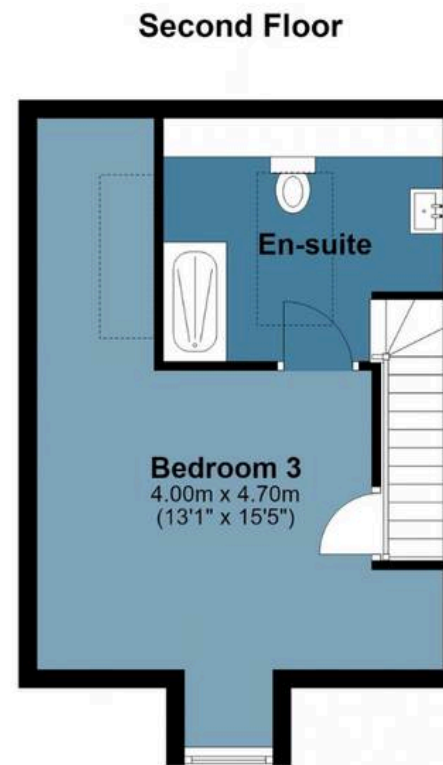
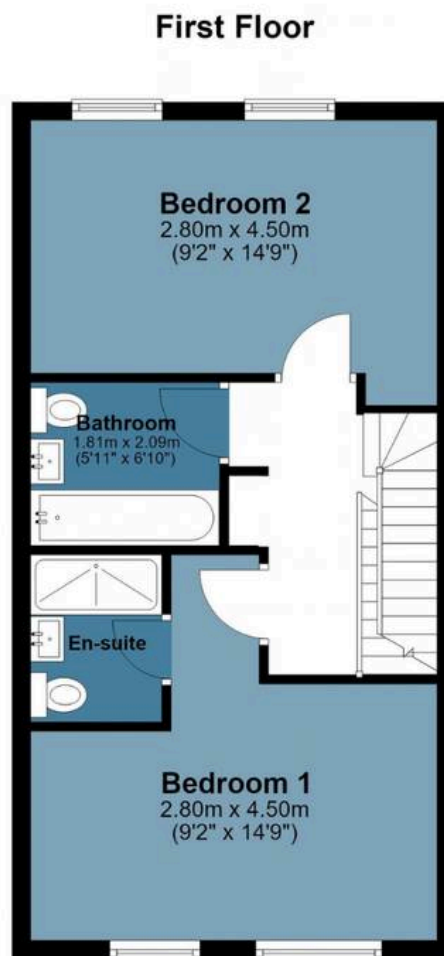
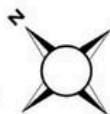
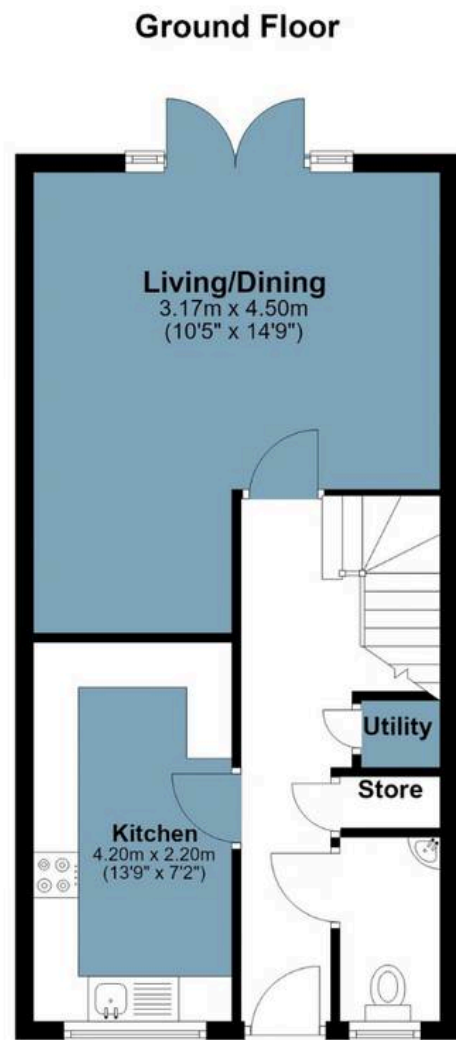




Abbots Way

Approx. Gross Internal Area 114.35 sq. metres (1231 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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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.

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