

BUTLER & STAG

34 London Road, Abridge

Romford

Guide Price £600,000

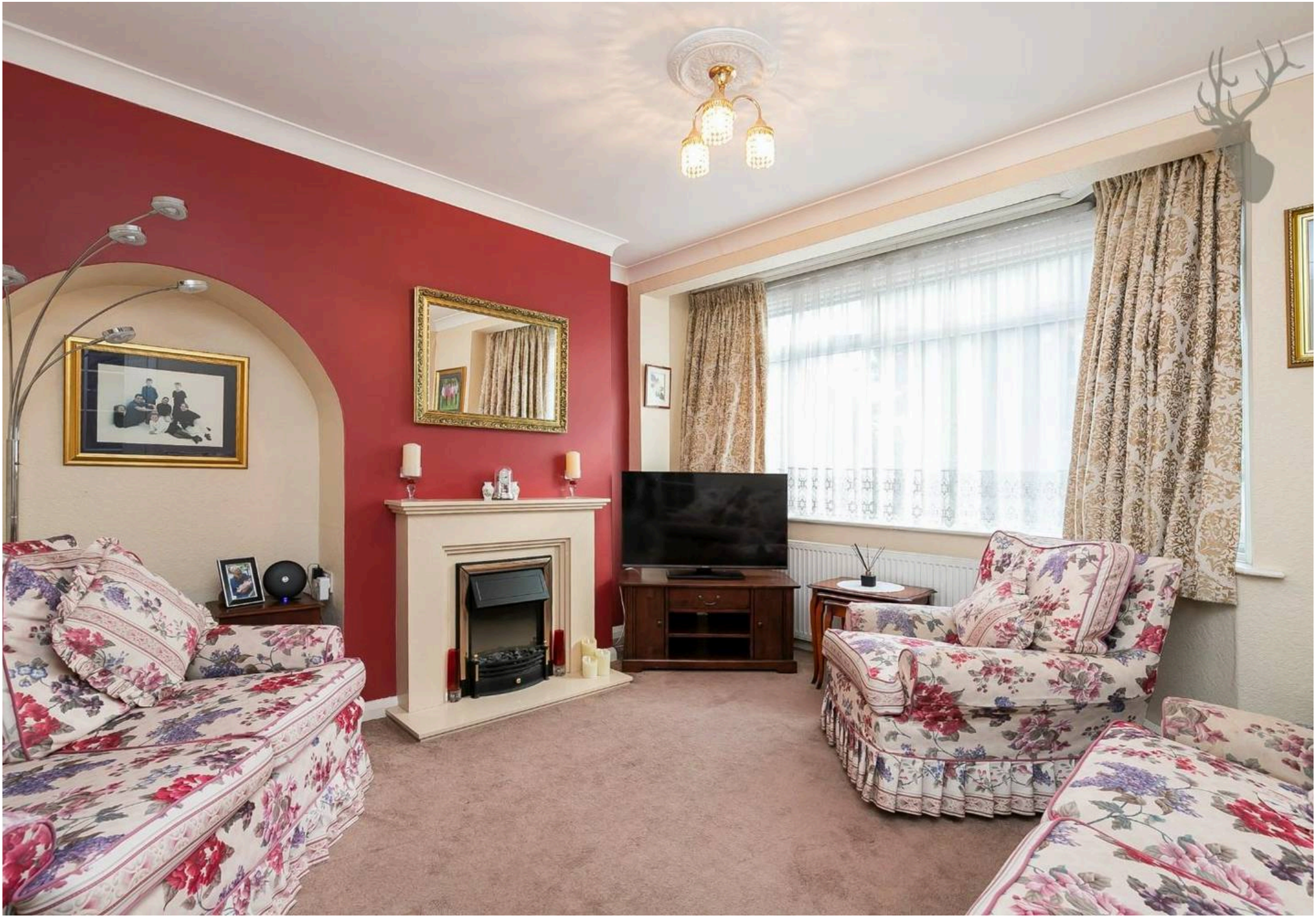


34 London Road

Abridge, Romford

Occupying a prime position in the very heart of the picturesque village that's known as Abridge, is this charming three bedroom semi detached family home

- Through Lounge
- Three Bedrooms With First Floor Bathroom
- Great Location
- Semi Detached Family Home
- Off-Street Parking For Two Vehicles
- Detached Garage



Spanning across two floors, the internal accommodation comprises of a welcoming hallway offering access into both living spaces for this level which includes the spacious through lounge & fully fitted kitchen. Beyond these rooms is a bright conservatory which can be accessed via both the living room or kitchen to take in the striking views into the open fields to the rear of the garden. A well positioned w/c completes the ground floor.

To the first floor there are three bedrooms, two of which sit as generous doubles alongside a family bathroom.

Externally, the rear garden extends to 60 ft in length which sits mainly laid to lawn & a variety of mature shrubs bordering the boundary fences. Stunning views are caught across the entire rear of the open countryside fields, often catching live stock roaming across the fields. A detached garage is also accessed from the both the properties side access as well as the garden.

The property sits within short walking distance of the village shop and the renowned Blue Boar 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, a high end Turkish restaurant 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, M11 and the M25.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

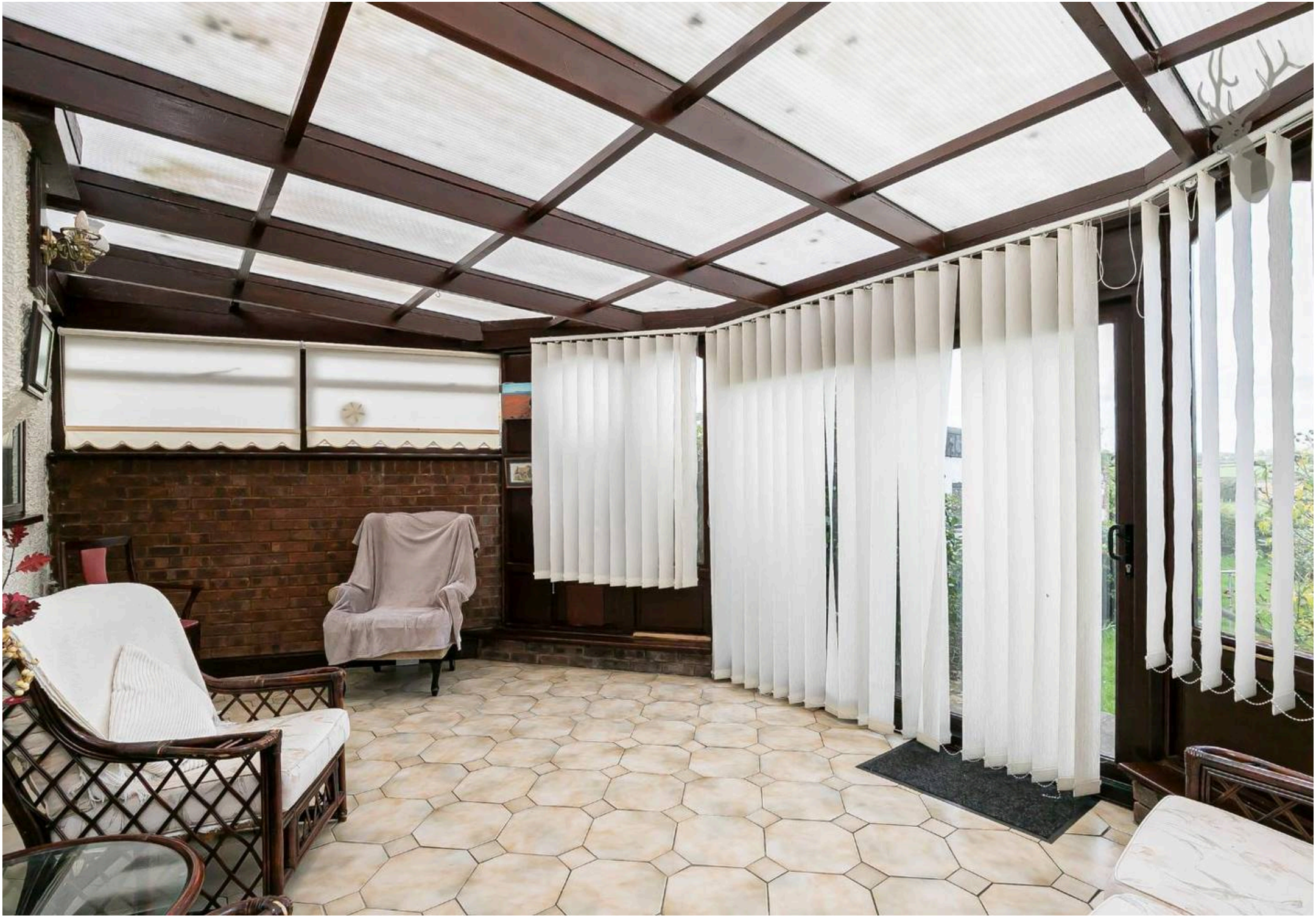












London Road, RM4

Approx. Gross Internal Area 1115 Sq Ft - 103.58 Sq M
Approx. Gross Garage Area 250 Sq Ft - 23.23 Sq M

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Ground Floor

Floor Area 664 Sq Ft - 61.69 Sq M

First Floor

Floor Area 451 Sq Ft - 41.90 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

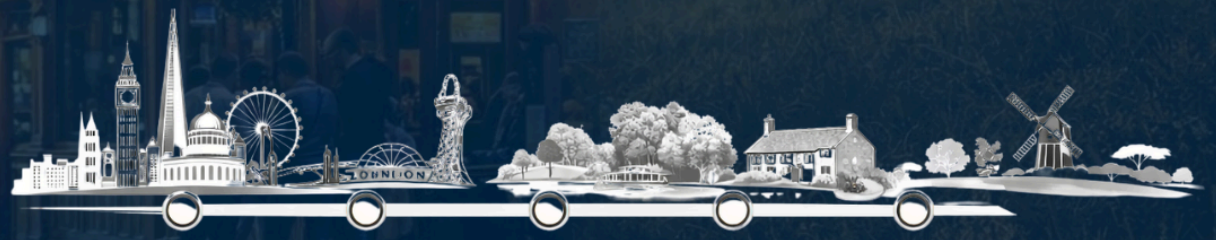
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Date: 25/10/2022

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We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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01992 667666

theydon@butlerandstag.com

4 Forest Drive, Theydon Bois, CM16 7EY

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