BUTLER & STAG

Briarwood
Oak Hill Road | Stapleford Abbotts
| RM4

A substantial detached family home conveniently located on a private road just off Oak Hill Road.
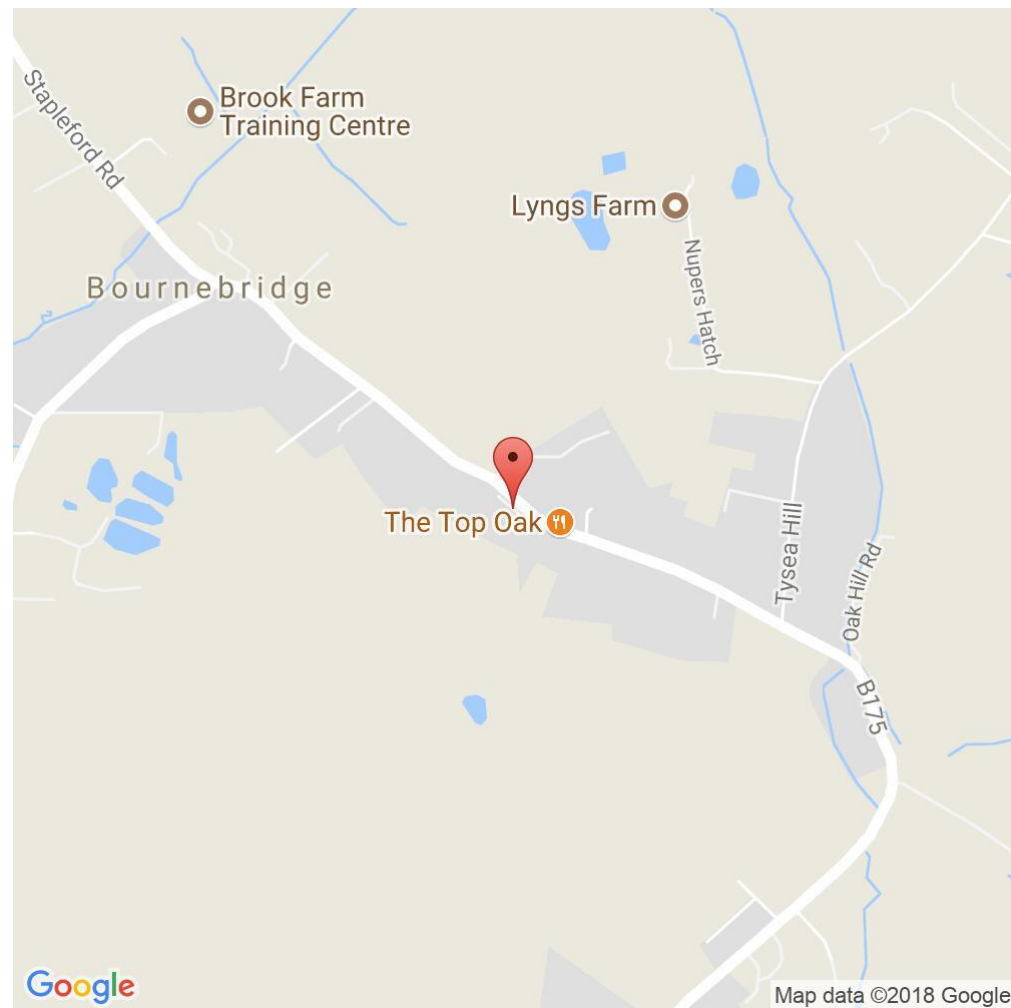
Substantial Detached Property | Private Setting | Integral Double Garage | Flexible Living Accommodation | View Of Open Countryside | Three Reception Rooms

Asking price of £1,000,000 | Freehold

The property offers spacious living/ entertaining space with accommodation comprising an inviting entrance hall, two generous living rooms, dining room, cloakroom, fully fitted kitchen and utility. On the first floor the property features five well balanced bedrooms, family bathroom and two en-suites. Externally the property is discreetly positioned on a private turning, set back from Oak Hill Road giving you complete privacy and a pleasant approach to the house. The frontage offers ample parking for numerous vehicles as well as an integral double garage. The south facing rear garden is a pleasantly established, primarily laid to lawn with a patio, side storage shed and access. The property 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 into London. The village has a convenience store two pubs and a primary school which is also within walking distance and is just 15 minutes' drive from Epping, Ongar, Brentwood and Romford. The Central Line underground station at Chigwell is about 10 minutes away and from there it is a simple journey into London.

There is also good access to the A12 and the M25.

Briar Wood, RM4

Ground Floor
Approx. 130 Sq. meters (1399 Sq. feet)

First Floor
Approx. 104 Sq. meters (1119 Sq. feet)

Garden
15.1m x 21.90m
(49'6 x 71'10)
(approximate)

Garden Room
7.4m x 3.4m
(24'5 x 11')

Reception Room
4.0m x 4.7m
(13'1 x 15'5)

Dining Room
3.3m x 4.0m
(10'10 x 13'1)

Kitchen
4.4m x 4.9m
(14'5 x 16'1)

Reception Room
3.7m x 3.8m
(12'2 x 12'6)

Garage
4.4m x 5.8m
(14'5 x 19'0)

Garden
18.6m x 24.30m
(61'0 x 79'9)
(approximate)

Bedroom
3.7m x 4.2m
(12'2 x 13'9)

Bedroom
3.2m x 3.2m
(10'6 x 10'6)

Bedroom
4.9m x 4.7m
(16'1 x 15'5)

Bedroom
3.7m x 3.5m
(12'2 x 11'6)

Bedroom
3.6m x 4.2m
(11'10 x 13'9)

Total area: approx. 234 Sq. meters (2519 Sq. feet)
For illustration purposes only - not to scale
www.londonpropertyassessments.co.uk

Butler & Stag

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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	73
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Brook Farm Training Centre
Lyngs Farm
Stapleford Rd
Bournebridge
Nupers Hatch
The Top Oak
Tysea Hill
Oak Hill Rd
B175

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