



London Road, Abridge, Romford RM4 1XP

Guide price £675,000

Spacious 3 Bed Semi-Detached Home with Countryside Views

Discover the allure of countryside living in this spacious three-bedroom semi-detached house nestled in the sought-after village of Abridge. Boasting panoramic views of grazing paddocks, ample parking including a garage, and three reception areas, this property offers both comfort and potential for expansion (subject to planning).

Upon entering, you're greeted by a welcoming hallway featuring stairs leading to the first floor, convenient under stairs storage, and access to the main living spaces. The large kitchen breakfast room, complete with built-in appliances, offers a delightful space for culinary endeavours and connects seamlessly to a separate WC and the rear garden. Adjacent to this, a charming conservatory with wooden flooring and a vaulted ceiling invites relaxation and enjoyment of the surrounding scenery.

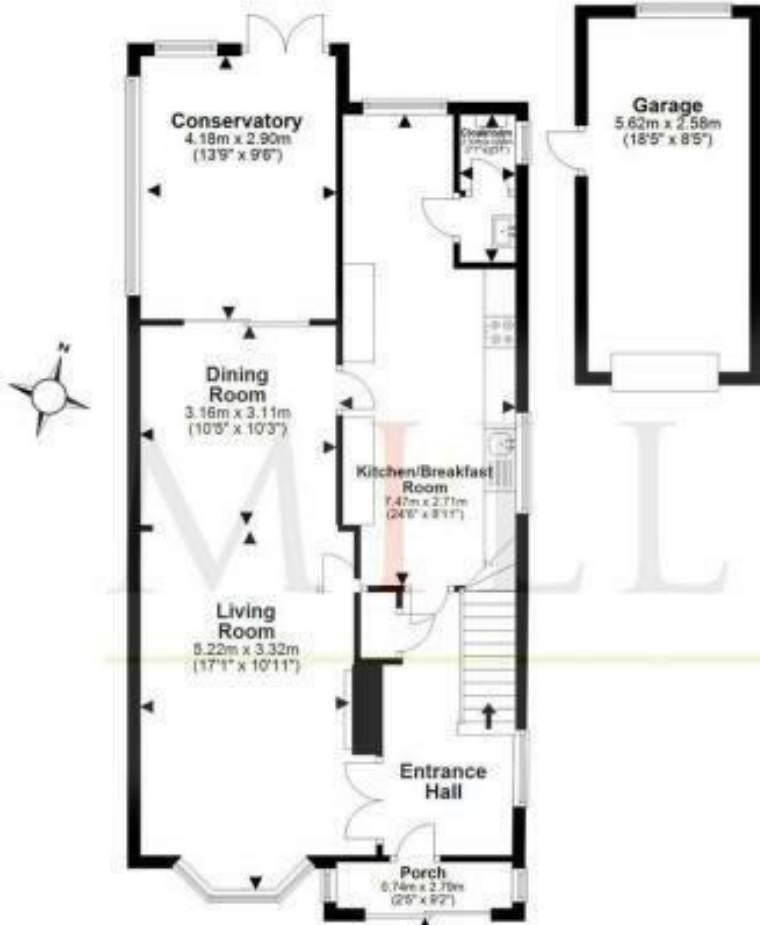
The ground floor also comprises a generous living room and dining area, adorned with a fireplace and bay window framing picturesque views of the front landscape. Upstairs, a well-lit landing leads to three spacious bedrooms and a three-piece family bathroom featuring elegant white sanitary ware.

Externally, the property features a driveway, garage, and an enclosed garden with expansive views of the fields beyond. The outdoor space includes a lush lawn area and a sizable stone patio, perfect for outdoor gatherings or

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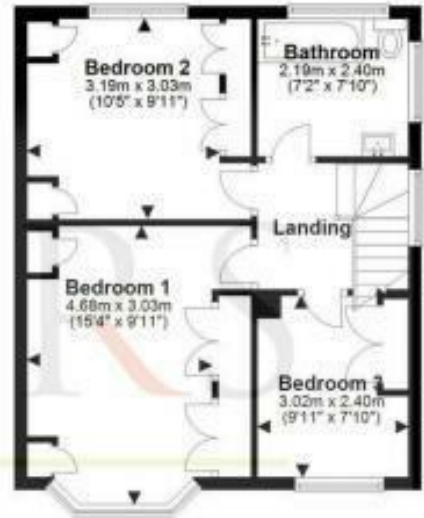
Ground Floor

Main area: approx. 75.2 sq. metres (809.5 sq. feet)
Plus garage, approx. 14.5 sq. metres (155.8 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



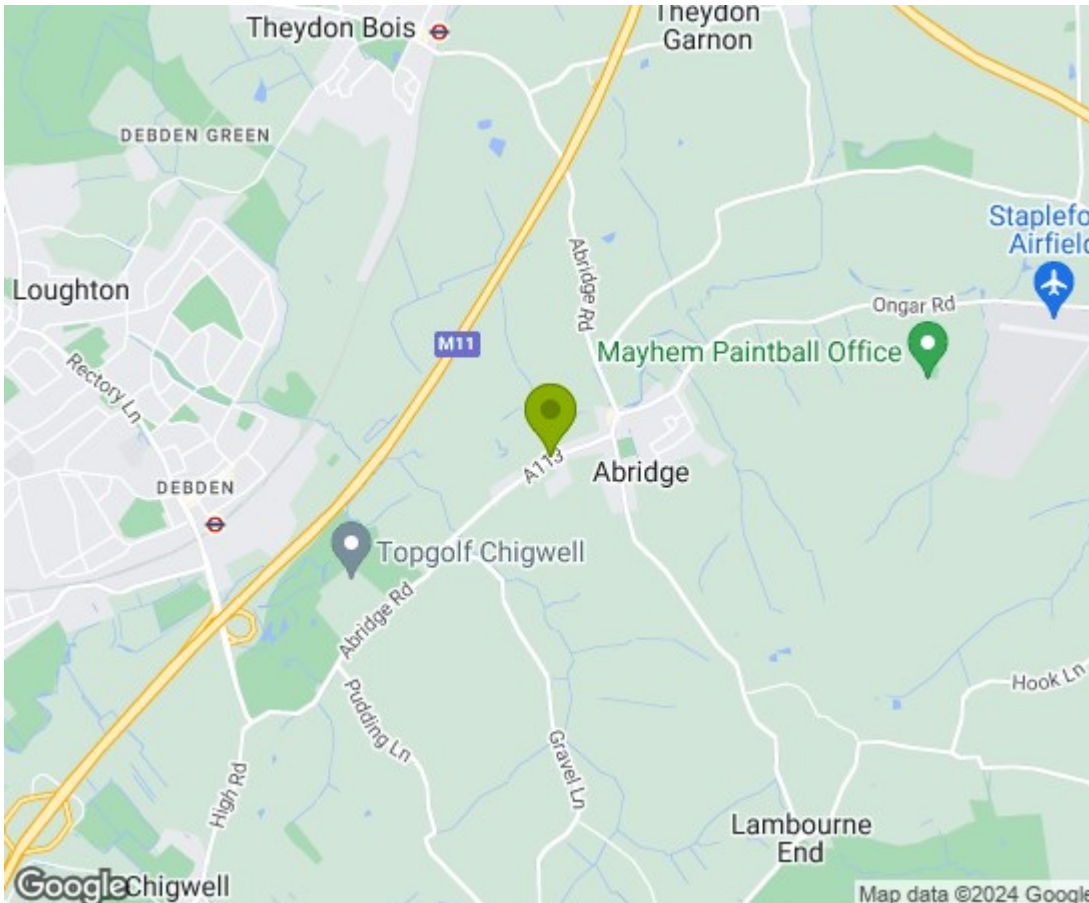
Main area: Approx. 119.6 sq. metres (1286.9 sq. feet)
Plus garage, approx. 14.5 sq. metres (155.8 sq. feet)

Total area including outbuildings: approx. 134.1 sq metres (1442.7 sq feet)

Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room Indication of where measurements are taken from
- Property main entry
- Chimney breast & fireplace
- Sky light/elevated window

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage.
Plan produced using PlanItUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) 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		

EU Directive 2002/91/EC

