



Harlow's only family run independent estate agent



Pancroft, Abridge, RM4 1BX

**£575,000
Freehold**

'...Discover The Perfect Blend Of Comfort, Convenience, And Community In This Exceptional Property. Welcome Home!...'

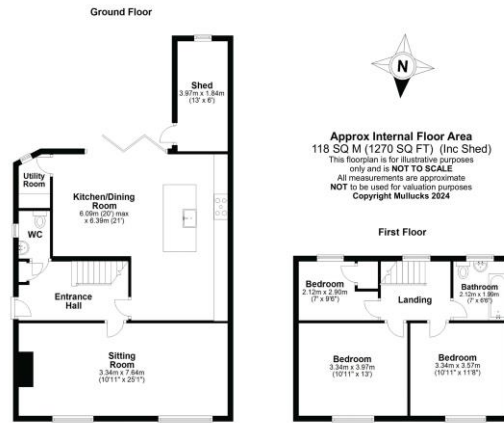
Three Bedrooms • Kitchen Dining Room • EPC Rating: C • Semi Detached • Walking To Local Amenities • Council Tax Band: D • Viewing Advised •



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Pancroft Romford, RM4 1BX



THE PROPERTY

'...Discover The Perfect Blend Of Comfort, Convenience, And Community In This Exceptional Property. Welcome Home!...'

Welcome to Pancroft, a vibrant community that perfectly balances modern living with serene surroundings. This charming enclave boasts a central green and playground, creating an ideal environment for families and individuals alike. Enjoy the convenience of being within walking distance to local amenities and the nearby school, making daily life a breeze. Step inside this beautifully extended home, designed to impress with its expansive social living spaces. The heart of the home is undoubtedly the stunning kitchen and living area, where bi-fold doors seamlessly connect indoor and outdoor living, leading to a tranquil rear garden and patio. As you enter, you're greeted by a spacious hallway that flows into a stylish cloakroom and a grand 25-foot main reception room, perfect for entertaining or relaxing. The true showstopper, however, is the kitchen/living area. This modern masterpiece features a central island, luxurious quartz countertops, a breakfast bar, integrated appliances, and a hot water tap. There's even a dedicated space for a double fridge freezer. Bathed in natural light from the bi-fold doors, this area also offers a cozy seating nook and access to a separate utility room. Upstairs, the first-floor landing guides you to two generously sized double bedrooms, a comfortable third bedroom, and a beautifully appointed family bathroom, ensuring ample space for everyone.

Outside, the property continues to delight with a spacious front garden, complete with a pathway leading to a side access gate and an inviting front door. The rear garden is designed for easy maintenance and social gatherings, featuring a large patio, an astroturfed lawn, a handy shed, and secure fencing for added privacy. Nestled in the picturesque village of Abridge, Essex, this home offers a serene retreat just 16 miles southwest of Chelmsford.

Located in the Epping Forest district and part of the Brentwood and Ongar parliamentary constituency, Abridge is a quaint village on the River Roding. It belongs to the civil parish of Lambourne and is served by the proactive Lambourne Parish Council.

Ground floor	First floor	Outside
Entrance Hall	First Landing	Street Parking
Sitting Room 10' 11" x 25' 1" (3.32m x 7.64m)	Bedroom One 10' 11" x 13' 0" (3.32m x 3.96m)	Front & Rear Gardens
Kitchen/Dining Room 20' 0" x 21' 0" (6.09m x 6.40m)	Bedroom Two 10' 11" x 11' 8" (3.32m x 3.55m)	Shed 13' 0" x 6' 0" (3.96m x 1.83m)
Utility Room	Bedroom Three 7' 0" x 9' 6" (2.13m x 2.89m)	
Wc	Family Bathroom 7' 0" x 6' 6" (2.13m x 1.98m)	

