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**Woodlands Grove, Stapleford Abbots, RM4 1FB**

**£925,000**

**Freehold**

**'...This Home Is A Blend Of Comfort, Style, And Practicality, Promising An Exceptional Living Experience For Its Fortunate New Owners...'**

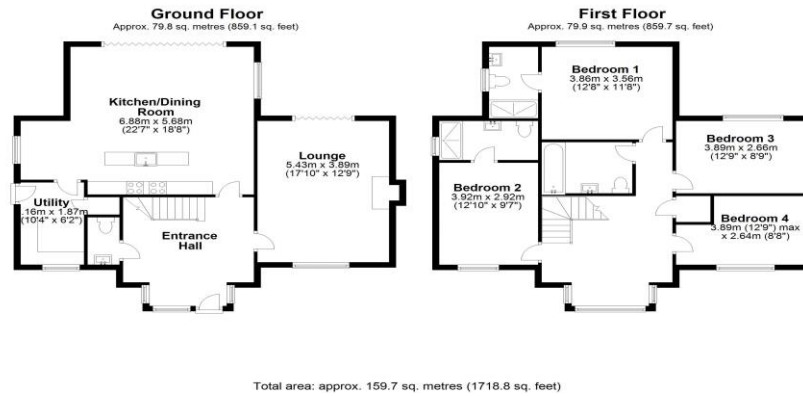
**Four Bedrooms • Kitchen Dining Room • EPC Rating: B •  
Detached House • Three Bathrooms • Council Tax Band: G •  
BRAND NEW • CHAIN FREE • Immediate Availability**



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

# Woodlands Grove Stapleford Abbots, RM4 1FB



## THE PROPERTY

**'...This Home Is A Blend Of Comfort, Style, And Practicality, Promising An Exceptional Living Experience For Its Fortunate New Owners...'**

From the moment you step inside, this home captivates with its exceptional charm and elegance. The expansive floor plan and inviting outdoor living spaces make it a haven for family life and perfect for entertaining guests. With over 1700 sq. ft. of meticulously designed living space, this property sits on a generous plot featuring a large front garden, ample parking, and a rear garden that offers breathtaking views of the surrounding countryside. The house welcomes you into a bright and spacious hallway, complete with a convenient w/c. This leads to a sizeable lounge/reception room, featuring a cozy log burner and doors that open onto the garden and patio, seamlessly blending indoor and outdoor living. The heart of the home is undoubtedly the open-plan kitchen and dining area. Rear doors flood the space with natural light, highlighting the modern kitchen equipped with integrated ovens, a heating drawer, and an induction hob with an extractor fan. A central island with a breakfast bar, integrated dishwasher, and a sink with a hot water tap make this kitchen both beautiful and functional. Adjacent to the kitchen is a large utility room, offering endless opportunities to customize this space to suit your needs. The first-floor landing presents a stunning area with a floor-to-ceiling window, perfect for a cozy seating or reading nook. The principal bedroom, with its large en-suite shower room, faces the rear of the home and provides incredible views. Bedroom two is a spacious double with its own en-suite shower room, while bedrooms three and four are also generously sized doubles. A well-designed family bathroom completes the first floor. The outdoor space is simply delightful! The rear garden, with its south-westerly aspect, features a sizeable patio and spacious lawn area, ideal for entertaining. Side access to the garden enhances convenience, while the front of the home boasts a charming lawned area and ample driveway parking.

### Ground floor

**Entrance Hall**

**Lounge**

17' 10" x 12' 9"  
(5.43m x 3.88m)

**Kitchen / Dining Room**

22' 7" x 18' 8"  
(6.88m x 5.69m)

**Utility Room**

10' 4" x 6' 2"  
(3.15m x 1.88m)

**Wc**

### First floor

**Bedroom One**

12' 8" x 11' 8"  
(3.86m x 3.55m)

**En Suite Shower**

**Bedroom Two**

12' 10" x 9' 7"  
(3.91m x 2.92m)

**En Suite Shower**

**Bedroom Three**

12' 9" x 8' 9"  
(3.88m x 2.66m)

**Bedroom Four**

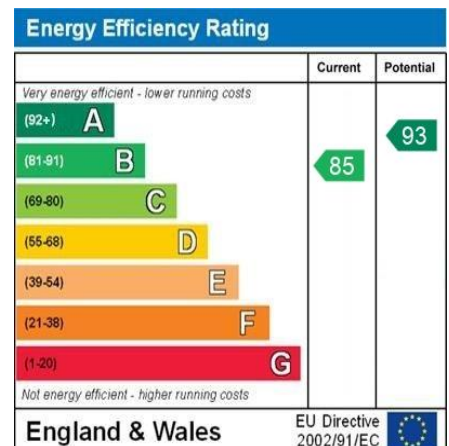
12' 9" x 8' 8"  
(3.88m x 2.64m)

**Family Bathroom**

### Outside

**Off Street Parking**

**South Westerly Gardens**



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