



Abridge Road, Romford, RM4

BUTLER & STAG



**Guide Price £1,500,000 - £1,550,000**

**Nestled within the picturesque Piggots Farm Barns, this character-filled barn conversion showcases a stunning and spacious interior, offering a perfect blend of rustic charm and modern elegance. The property, approached through a gated entrance, exudes a sense of exclusivity and privacy, with ample parking space for multiple cars alongside two garages.**



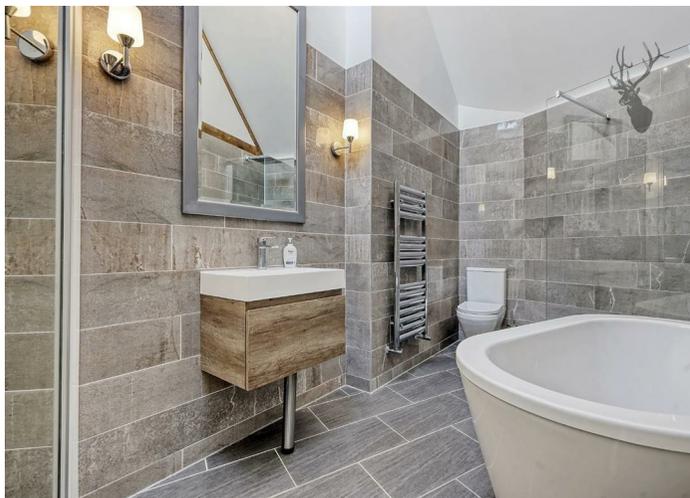
## Freehold

- Barn Conversion & Annex
- Stunning Throughout
- Rental potential with Annex
- Four Bedrooms/Three Bathrooms
- Vaulted ceilings/Exposed Beams
- Underfloor Heating Throughout

The ground floor benefits from underfloor heating, and cooking is facilitated by gas. A separate annex, offering rental potential, complements the property with a modern interior featuring vaulted ceilings. The open-plan kitchen/living space is equipped with built-in appliances, a range cooker, and double doors leading outside. The double bedroom comes with built-in wardrobes and access to a stylish fully tiled bathroom with a separate shower and sliding glazed wardrobes.

Outside, a paved driveway provides access to two private garages with roller shutter doors and pitched tiled roofs, offering additional storage. Within the garden area, a covered outdoor kitchen with fitted oven, units, cupboards, and seating area enhances the outdoor living experience. Both the main barn and the annex have private gardens with paved sun terraces, mature shrubs, well-tended lawns, and 6ft. timber fencing.

Situated in the serene surroundings of Piggots Farm Barns, the property enjoys the tranquility of open countryside while being conveniently located within easy reach of Theydon Bois station, offering Central Line services into London. Excellent road links, including the M11 and M25, provide accessibility, and nearby amenities include schools such as Lambourne Primary School and Debden Park High School.





# Abridge Road

Approx. Gross Internal Area 284.0 sq M ( 3064 sq Ft)

BUTLER & STAG



Measurements are approximate and for illustration purposes only. while we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.  
© @ modphotouk www.modphoto.co.uk

BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

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.

www.butlerandstag.uk