




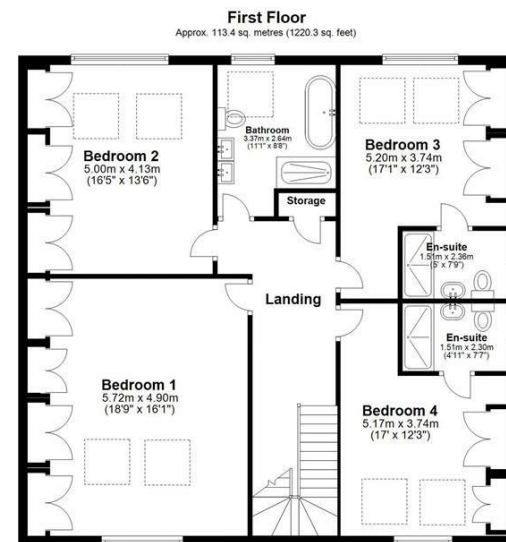
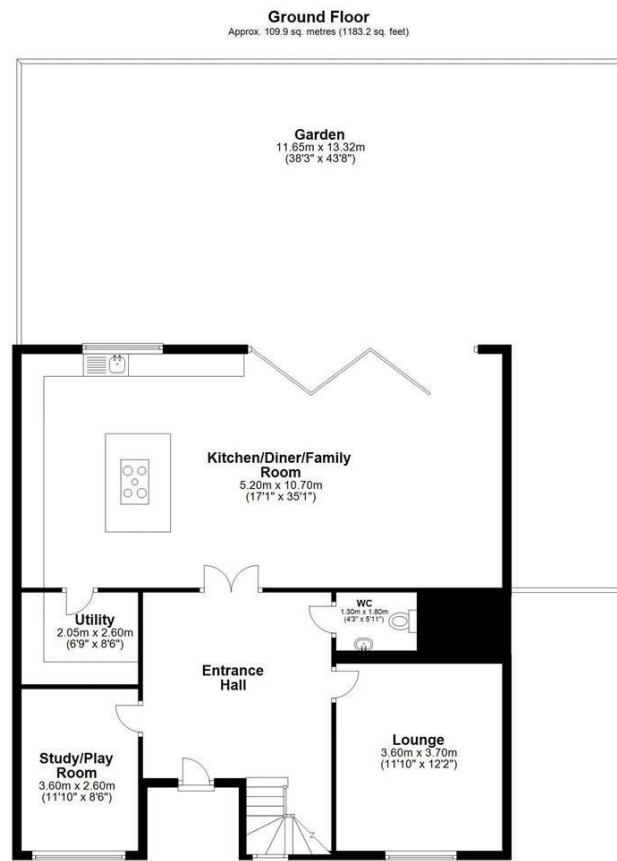
Directions

Viewings

Viewings by arrangement only. Call 0203 937 7733 to make an appointment.

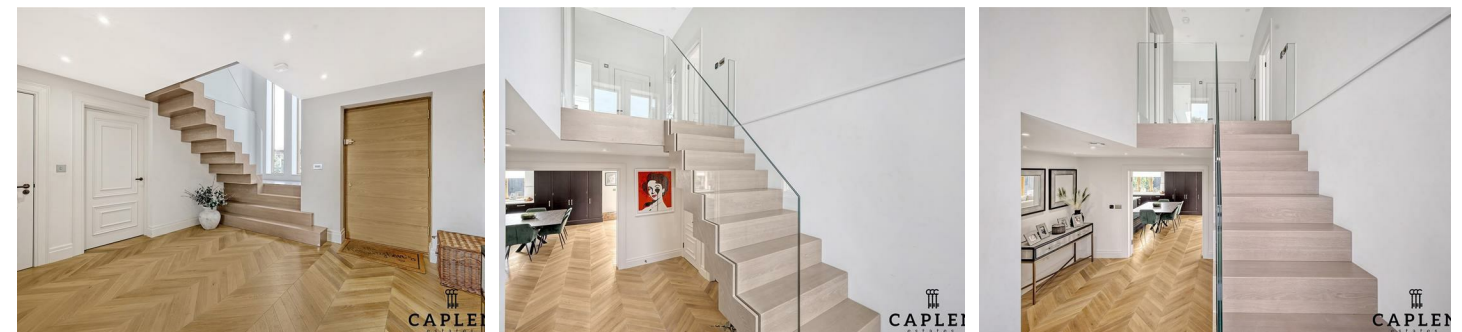
EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



Total area: approx. 223.3 sq. metres (2403.5 sq. feet)

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www.modaphoto.co.uk @modaphotouk
Plan produced using PlanUp.



3 Piggotts Farm Barns Abridge Road, Abridge, Essex, RM4 1TX

Guide Price £1,400,000

- Gated Development with Parking & Garage
- Open Plan Kitchen/Family Room
- Three Bathrooms
- Stylish Four Bedroom Barn Conversion
- High Specification Throughout
- Great School Catchment - Lambourne Primary, Theydon Bois Primary, Davenant & Debden Park High School
- Five Minute Drive to Theydon Bois Central Line
- Guide Price £1,400,000-£1,450,000

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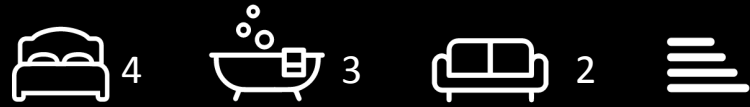
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Caplen Estates is delighted to present this stunning barn conversion in Abridge, Essex. Close to a number of great schools, transport links and central line station this home is a perfectly positioned property. The current vendors have transformed the barn into a wonderful, high spec four bedroom home. Finished in 2021 and set in a gated development with over 2400sqft of living space.

Upon entering the property you are greeted with a spacious hall, with floor to ceiling window, a cinema room with integrated sound system, another reception room, currently used as a play room and WC. The heart of the home is to the rear with a stunning bespoke kitchen including two ovens, microwave and steamer, a full size fridge, freezer and wine cooler. The centre island boasts granite worktops sink and hot tap. The kitchen is fully integrated with a pantry cupboard and appliances. There is a dining area and family space complete with log burner and utility room, this space is superb. Fully equipped with water softener, CCTV and sound system.

The first floor offers four double bedrooms, all with fitted wardrobes, two with ensuite shower rooms. plus a family bathroom with full marble tiles, freestanding bath and tv. Externally the property offers a driveway, garage and low maintenance rear garden, complete with outdoor kitchen.

Viewing is highly recommended!



Council Tax Band: G



Lounge
12'2" x 11'10"

Kitchen/Diner/Family Room
35'1" x 17'1"

Study/Play Room
11'10" x 8'6"

Utility room
8'6" x 6'9"

WC
5'11" x 4'3"

Bedroom 1
18'9" x 16'1"

Bedroom 2
16'5" x 13'6"

Bedroom 3
17'1" x 12'3"

En-suite
7'9" x 5'0"

Bedroom 4
17'0" x 12'3"

En-suite
7'7" x 4'11"

Family Bathroom
11'1" x 8'8"

Garden
43'8" x 38'3"