



## Chatsworth Mews, Stapleford Abbotts, RM4 1FD

Guide Price £1,000,000

- \*\* NEW DEVELOPMENT - VILLAGE LOCATION \*\*
- Four Bathrooms One Cloakroom
- Exceptional 2,333 sq ft of Living Space
- Large Rear Garden
- Stunning Five-Bedroom Home
- High Specification & Modern Decor Throughout
- Underfloor Heating Throughout
- Close To Local Amenities & Excellent Transport Links

# Chatsworth Mews, Stapleford Abbots, RM4 1FD

£1,000,000 - £1,100,000

Caplen Estates is delighted to introduce this delightful development, Chatsworth Mews, nestled in the beautiful village of Stapleford Abbots. A collection of luxury homes situated within a gated development, the properties are spacious and offer a high specification interiors and stunning views over the Essex countryside.

The development offers semi-detached homes, all with separate reception rooms, large open-plan kitchen/diner with bi-folding doors onto the stunning rear garden. Each property has an exceptional floor area of 2333 sq ft, set over three floors, with five bedrooms, four bathrooms and one cloakroom, all of which are spacious and bright. The ground floors have underfloor heating, utility room and a separate WC.

The properties offer ample parking, with spaces for four to six cars and a good sized rear garden, which is perfect for relaxing or entertaining. Chatsworth Mews is set in a picturesque location with local schools, pubs and village shops nearby.

The development is only a 10 minute drive to Theydon Bois, or Epping, access into central London within 45 minutes, access to M25 & M11 within 10 minutes, and 20 minutes drive to the Elizabeth Line.

Please contact our sales team to arrange a viewing or reserve your new home.



5



4



2



B

Council Tax Band: New Build



#### Lounge

4.93m x 4.72m (16'2" x 15'6")

#### Kitchen/Dining/Family Room

5.00m x 7.19m (16'5" x 23'7")

#### Reception Room

4.25 x 7.20 (13'11" x 23'7")

#### Utility

1.70 x 4.73 (5'6" x 15'6")

#### Hallway

#### WC

#### Bedroom One

4.85m x 4.72m (15'11" x 15'6")

#### Ensuite

2.24m x 2.44m (7'4" x 8'0")

#### Bedroom Four

4.40 x 4.10 (14'5" x 13'5")

#### Bedroom Five

4.40 x 3.08 (14'5" x 10'1")

#### Bedroom Two

3.90 x 6.30 (12'9" x 20'8")

#### Ensuite

2.24m x 2.11m (7'4" x 6'11")

#### Bedroom Three

3.45m x 5.33m (11'4" x 17'6")

#### Ensuite

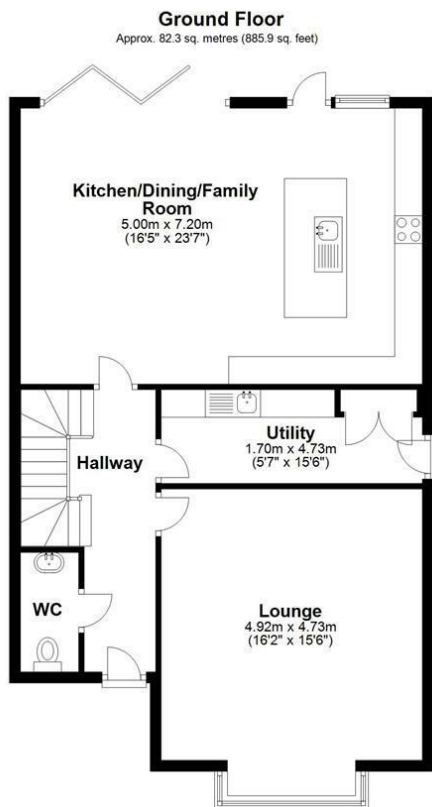
1.68 x 2.32 (5'6" x 7'7")

#### Main Bathroom

2.22 x 2.82 (7'3" x 9'3")

#### Garden

25.57 x 9.92 (83'10" x 32'6")



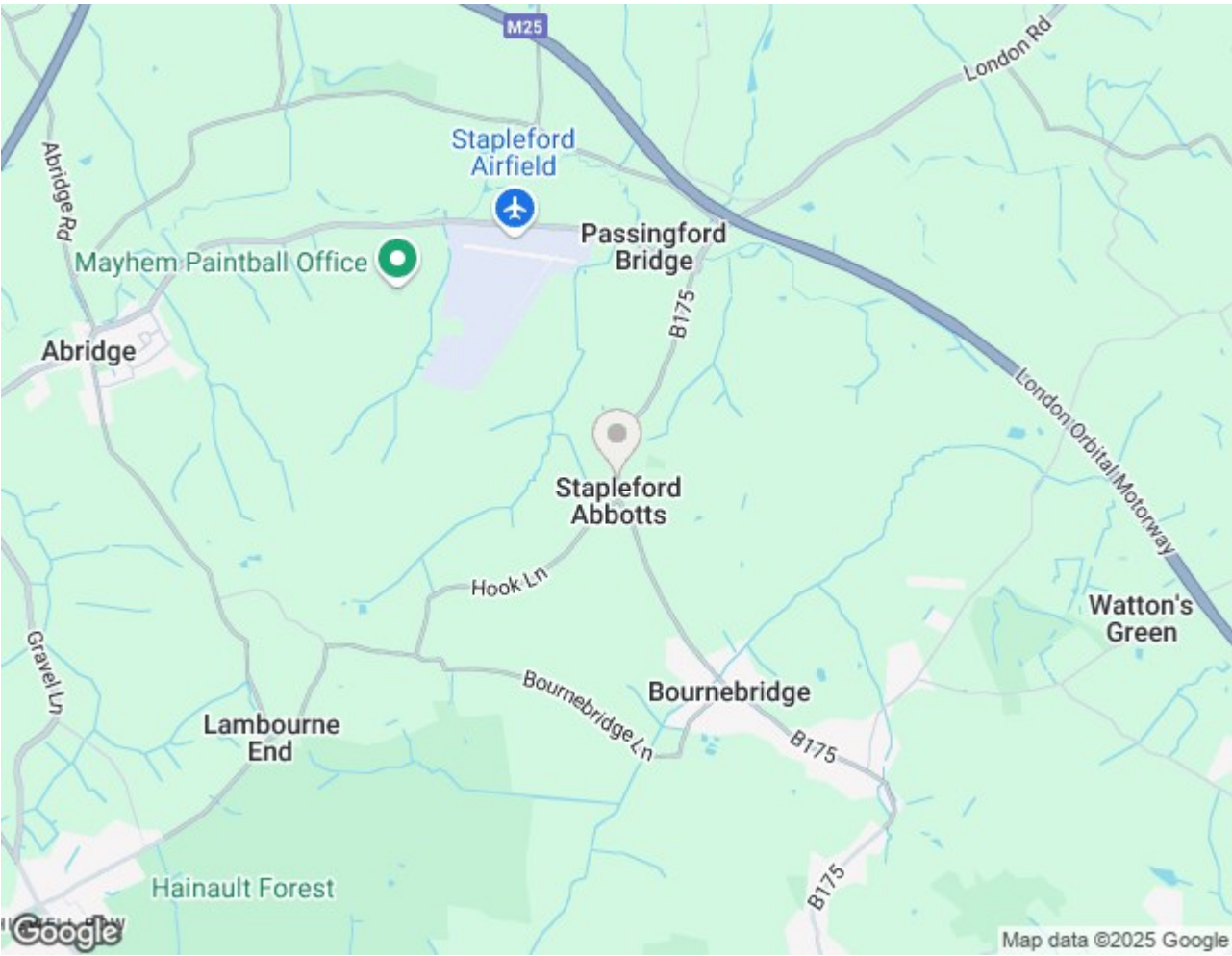
Total area: approx. 216.8 sq. metres (2333.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

**1 Stapleford Road**







| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>92</b> |
| (81-91) <b>B</b>                            | <b>87</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

EPC Rating:

B

Council Tax Band

New Build

Viewings

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