



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		86	
(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	



Stapleford Road, Stapleford Abbots, Romford, RM4



5 Blenheim Mews Stapleford Road, Stapleford Abbots, RM4 1EF

Guide Price £800,000

- Guide Price £800,000 - £850,000
- Off street parking with car charger
- Air conditioning master bedroom and kitchen
- 3 bathrooms
- Modern living
- 4 bedroom house in stunning condition
- New build warranty
- Electric blinds in the kitchen
- Under flooring heating on the ground floor
- Over 2200 sq ft

5 Blenheim Mews Stapleford Road, Stapleford Abbots

DMAA 1CC

Guide Price £800,000 - £850,000 This exquisite four-bedroom semi-detached home in offers over 2200 sqft of luxurious living space across three floors, including a stunning master suite, a luxury kitchen and three bathrooms. Has stunning views and off street parking.



Council Tax Band: F



Experience the pinnacle of luxury in this stunning four-bedroom semi-detached home, perfectly situated in the sought-after Stapleford Abbots, RM4. This exceptional residence offers breathtaking views and seamlessly combines elegance with comfort. Every detail, from the stylish interiors to the beautifully landscaped gardens, reflects an uncompromising commitment to quality. The property is an ideal family house offering more than 2200 sqft over 3 floors. The expansive living spaces, gourmet kitchen leading to an attractive garden with patio area makes it an ideal sanctuary for relaxation and an entertainer's dream. The property has many features including under flooring heating on the ground floor, electric blinds and air conditioning in the kitchen, shutters to the front, log burner in the cozy lounge, 14ft utility room and ground floor W.C. The first floor has a luxury bathroom, 3 bedrooms with the second bedroom having a ensuite shower room. The top floor is a true show stopper with its master bedroom with walk in wardrobe, air conditioning and modern en suite. There is off street parking to the front for a couple of cars and has the bonus of a car charging point installed already. The property was built roughly 2020 and still has a remaining building warranty.

Location - Stapleford Abbots

Stapleford Abbots is a pretty parish village in the Epping Forest district of Essex, located 5.5 miles from Ongar, 4.5 miles from Romford, and 5 miles from Epping. The parish is protected by the Metropolitan Green Belt, made up of mostly rural and agricultural land, with a scattering of farms and cottages, and crossed by streams which feed into the River Rom.

St. Mary's Church is the heart of the parish, with the oldest artefact dating back to the 14th Century. The bells were also cast at the famous Whitechapel Foundry, the same place as Big Ben. Today, the church offers regular services, events and activities for the entire community of Stapleford Abbots. The Rabbits Country Pub offers a range of well-loved homemade British dishes, real ales and fine wines, and the Top Oak pub has recently been refurbished and offers quality food and drink, an al fresco dining terrace, and regular live music and entertainment. Stapleford Abbots benefits from a

convenience store, a dairy products shop, a health food shop, and many more found in the neighbouring towns. There is also a primary school and many sports clubs, including a private golf complex with 2 18-hole courses and a 9-hole par 3 course.

Stapleford Abbots is conveniently situated not far from London, with easy access to the M11 and M25 motorways, and is only 35 minutes from Stansted Airport, 15 miles from London City Airport, and 1 hour from London Gatwick Airport. Romford offers fast train links into the City of London, and the closest Tube stations are both just 3.7 miles away at Debden and Grange Hill.

FREEHOLD

EPC - B

Council Tax - F

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.