

Daniel  
Frank





## Dark Spinney Tysea Hill Stapleford Abbots, RM4 1JP

An attractive detached four-bedroom family home situated in a semi-rural location.

The accommodation is arranged for two floors. The ground floor comprises of an entrance hall, a large living room with feature fireplace, a dining room with garden access, a spacious kitchen/diner and a guest cloakroom. Upstairs offers four double bedrooms, a jack and jill shower room, a family bathroom and the main bedroom benefits from an en-suite five-piece bathroom.

Externally the front provides off street parking for multiple cars and features a gorgeous front garden. The large rear garden is mainly laid to lawn with shrubs and trees on the borders, a paved patio area for summer entertaining and a shed. There is also a substantial detached garage housing a utility area.

The property offers further potential to extend, subject to the usual planning consent.

Stapleford Abbots is a very popular place to live for those looking for a country setting yet close to local amenities. Located a short drive from Chigwell, Loughton, Epping and Brentwood which all offer a good range of amenities. For the road commuter the M25 and M11 are within easy reach. For the London commuter Grange Hill Central Line Station is just over 5 miles away.

**Tenure** Freehold  
**Council** Epping Forest





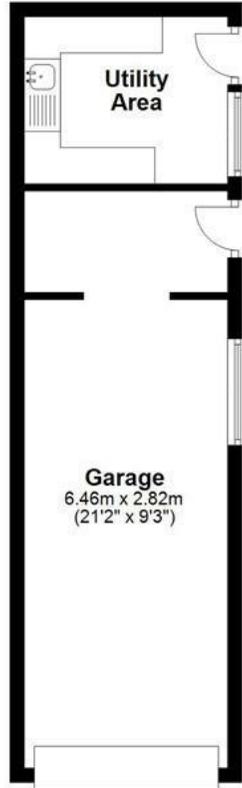
Your Next Chapter



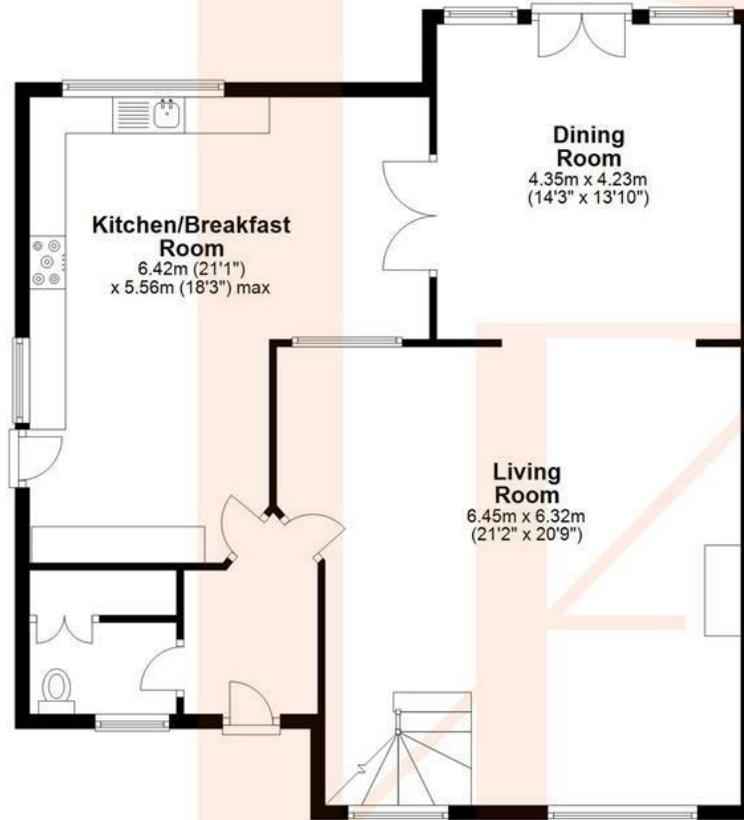
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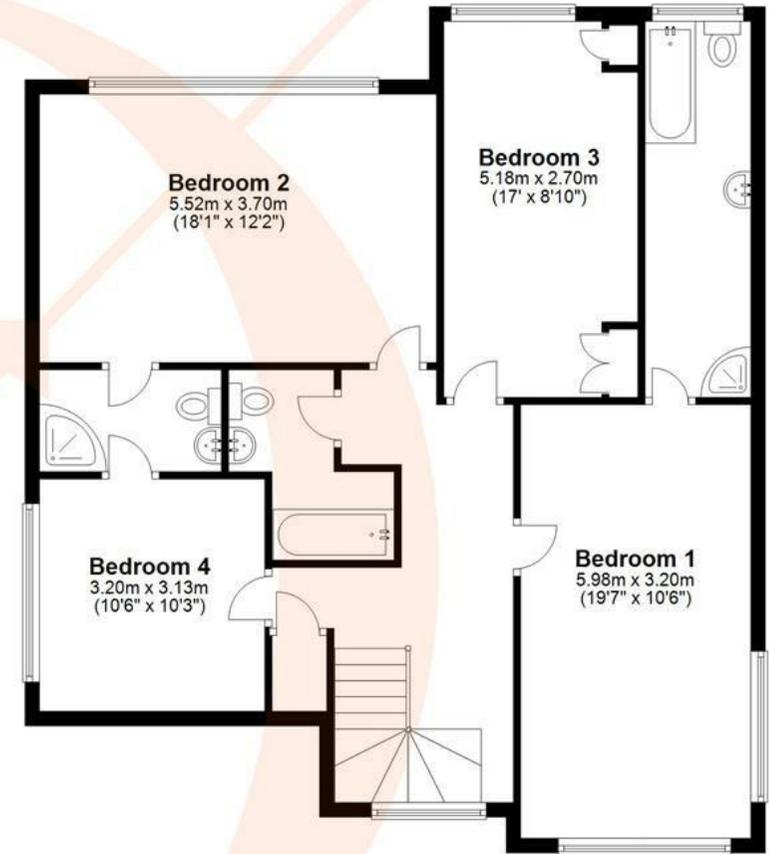
**Outbuilding**  
Approx. 29.2 sq. metres (314.7 sq. feet)



**Ground Floor**  
Approx. 95.6 sq. metres (1028.8 sq. feet)



**First Floor**  
Approx. 97.2 sq. metres (1046.3 sq. feet)



Total area: approx. 222.0 sq. metres (2389.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	