



Tysea Hill, Romford, RM4

BUTLER & STAG



Occupying a prime position in the very heart of the picturesque village of Stapleford Abbots, is this charming four bedroom semi detached family home.



- Four Bedroom House
- Heart of Stapleford Abbots
- Garage
- Great Location
- Private Garden
- Must Be Seen

Spanning across two floors, the internal accommodation comprises of a welcoming hallway offering access into both living spaces for this level which includes the spacious through lounge & dining area, study, separate kitchen and beyond these rooms is a bright conservatory which can be accessed via both the living room. A well-positioned w/c completes the ground floor.

To the first floor there are four bedrooms, two of which sit as generous doubles alongside a family bathroom.

Externally, there is a private rear garden and access to the garage which is also accessed from the both the properties side access as well as the garden.

The properties are located next to the village shop and close to the renowned Top Oak Pub. Theydon Bois village is a short drive for access to the Central Line Train Station taking you into London.

The village has a convenience store two pubs and a primary school within walking distance and is just 15 minutes' drive from Epping, Ongar, Brentwood and Romford. There is also good access to the A12 and the M25.

Council Tax Band E





Tysea Hill, RM4

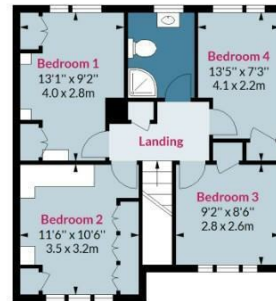
Approx. Gross Internal Area 1253 Sq Ft - 116.40 Sq M
Approx. Gross Garage Area 145 Sq Ft - 13.47 Sq M
Approx. Gross Total Area 1398 Sq Ft - 129.87 Sq M

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Ground Floor

Floor Area 713 Sq Ft - 66.24 Sq M



First Floor

Floor Area 540 Sq Ft - 50.17 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 23/2/2023



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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.

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