



Kensington Park
Oak Hill Road | Stapleford Abbots | Romford | Essex | RM4 1AF

FINE & COUNTRY

SELLER INSIGHT

“ This has been a very happy family home and we have enjoyed raising our children in this peaceful retreat, where we have adapted the space to suit our needs as the children have grown.

We have particularly enjoyed the generous living space, with two rooms leading directly to our very special garden, which we will miss enormously. This evergreen tropical paradise has been lovingly created as a reminder of our travels, with a lush mix of banana trees, palms and fragrant flowers. This has become a tranquil sanctuary and the perfect place to unwind and relax. An enclosed glass outbuilding has enabled us to use the Swim Spa all year round and provides extra living space for watching projector films, listening to music, or reading a book.

As well as providing a flexible entertaining area where we have enjoyed many parties, the garden also has plenty of space for the children to play and spend time outdoors, even star gazing at night. The addition of the bi-fold doors has worked so well bringing the living and garden areas together.

Everything has been made to be fun and easy here. The low maintenance garden with its irrigation system, composite decking and fencing that will never need painting, Alexa controlled lights and heating. To the front there is plenty of parking and outside power for our EV and even our own flagpole where we can raise a 19ft Christmas light tree or flags for supporting our favourite teams and special occasions like the Jubilee and coronation street parties with our wonderful neighbours.

Inside and outside, it really has been a special and beautiful place to live for the past 16 years.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

Kensington Park

Nestled in the serene semi-rural location of Stapleford Abbots, this substantial five-bedroom detached house offers 3,000 sq. ft of internal living space & is offered in superb condition. Situated on a large, gated plot, it combines tranquillity with convenience, as it's just a 60-minute commute to London Liverpool Street station.

There is a lovely flow to the ground floor. The heart of the house is the large sitting room, which features an impressive Inglenook fireplace and exposed beams. Additionally, the sitting room has direct access into the rear family room, creating an inviting open space to socialise with friends and family.

There is a well-equipped kitchen with an adjoining dining area which can accommodate a large dining table and chairs comfortably so you can mix with your guests while preparing a meal.

Bi-fold doors lead through to the tropical Swim Spa garden which was designed by a RHS award winning designer. Inviting the outside in, allowing stunning views of the mature evergreen tropical trees, plants, water feature and outside entertainment areas. Completing the ground floor, you will find a large study, a utility room and a cloakroom.

Upstairs galleried landing leads to five good sized double bedrooms, three with en-suite shower rooms, plus a modern bathroom with a deluxe spa bath, so there is space for everyone to get ready without long queues during the morning rush.





Travel Information

4.9 miles from Gidea Park Station
 4.8 miles from Grange Hill Station
 23.2 miles from Stansted Airport

Healthcare

Doctors Surgeries	
The Robins Surgery	01708 796960
The Surgery	01708 764991
Petersfield Avenue Surgery	01708 347105

Hospitals	
Queens Hospital	01708 435000
King George Hospital	08451 304204
Nuffield Health Hospital	01727 887835

Leisure Clubs & Facilities

Blakes Golf Club	01992525151
Epping Golf Course	01992572289
Coopersale Cricket Club	07432118349
Epping Upper Clapton Rugby Club	01992572588

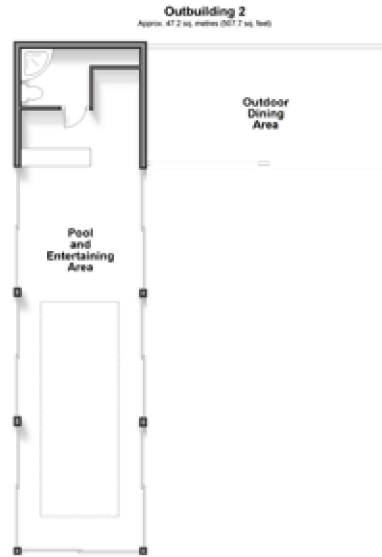
Education

Primary School	
Stapleford Abbots Primary School	01708 688207
Dame Tipping C of E Primary School	01708 745409

Secondary School	
Redden Court School	01708 342293
The Warrens School	0208 270 4500

Entertainment

The Royal Oak Pub
 Orange Tree Pub
 The Bear Pub
 Miller and Carter Restaurant
 Simply Asis Restaurant
 Stapleford Abbots Golf Club
 Priors Golf Club
 Woolston Manor Golf Club



Ground Floor

- Entrance Hall
- Sitting Room 22'3 x 14'3
- Family Room 15'3 x 19'
- Inner Hall
- Cloakroom
- Study 13'6 x 10'6
- Kitchen 14'2 x 13'8
- Dining Area 14'2 x 15'2
- Utility Room 8'4 x 10'5

First Floor

- Landing
- Bedroom 1 13'09 x 14'10
- En-Suite Shower Room
- Bedroom 2 15'04 x 11'03
- En-Suite Shower Room
- Bedroom 3 13'09 x 11'03
- En-Suite Shower Room
- Bedroom 4 10'09 x 11'02
- Bedroom 5 11'03 x 7'04
- Bathroom

Outbuilding

Double Garage

Outbuilding 2

- Pool and Entertaining Area
- Shower Room
- Outdoor Dining Area

£ 1,500,000

Council Tax Band: G
Tenure: Freehold

Outside

- Off Street Parking
- Front Garden
- Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd, Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 20.08.2024





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