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London Road, Abridge, RM4

****Guide Price £500,00 to £525,00**** TWO BEDROOM HOUSE ** ** Off Street Parking ** **
Rear garden ** ** Gas central heating ** ** Modern Kitchen ** ** Near to local shops and schools
** ** No Onward Chain ** EPC rating: D. Council Tax D**

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Lounge

4.02m (13'2) x 3.93m (12'11)



Kitchen/Diner

5.03m (16'6) x 3.47m (11'5)



Bedroom 1

4.03m (13'3) x 2.89m (9'6)



Bedroom 2

3.36m (11'0) x 2.43m (8')



First Floor Bathroom

2.5m (8'2) x 2.31m (7'7)



Loft Room



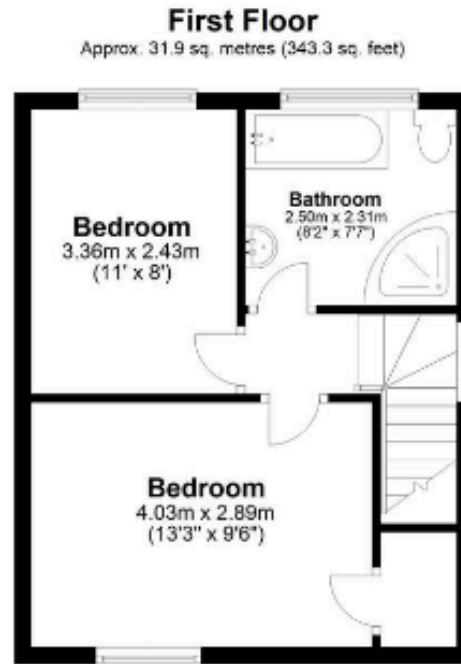
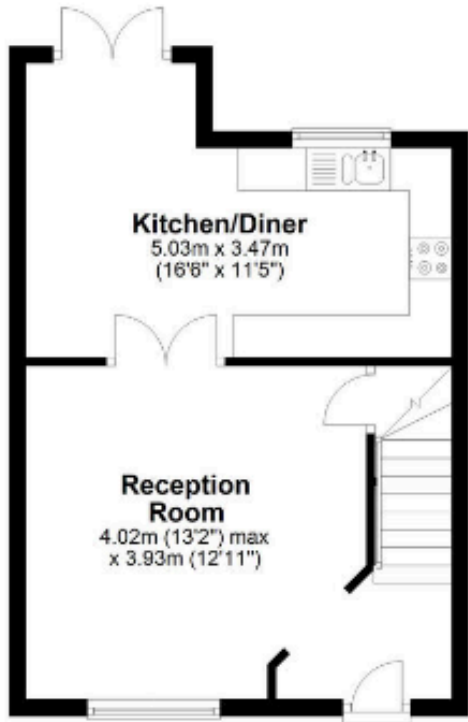
Large Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
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	

We are delighted to offer this Two bedroom semi-detached property in the charming village of Abridge. Located in the catchment area of popular local schools and immersed in the countryside. Benefitting from off road parking for 4 cars, large rear garden and it has potential to extend due to a previously approved planning permission application for a side and rear two story extension (subject to usual planning permission).the property is offered chain free and an internal inspection is highly recommended.

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Total area: approx. 66.6 sq. metres (716.9 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.