



Turners Court, Abridge

£649,995



MILLERS
ESTATE AGENTS

*** THREE BEDROOMS * END TERRACED HOUSE * MODERN DEVELOPMENT * GARAGE & AMPLE PARKING * ADDITIONAL GARDENS TO THE FRONT * NO ONWARD CHAIN ***

A three-bedroom end terraced house offering family accommodation, situated in a charming and quiet cul-de-sac. This chain free family home enjoys a private setting in the heart of Abridge village, being close to the village centre for its shops and public houses, arable farmland, and the river Roding.

The ground floor entrance hall leads to the guest cloakroom WC and a fully fitted kitchen complete with integrated oven, hob, and extractor fan. There is a spacious living room which has access to the rear garden via French patio doors. Stairs ascend to the first-floor landing and lead to the three comfortable bedrooms, including a master bedroom with an en-suite shower room and wardrobes. There is a family bathroom comprising a three-piece suite with white sanitary ware. Externally, the property provides off-street parking and a garage which provides ample space for your vehicle or storage. The rear garden is laid to lawn and has a paved terrace, perfect for outdoor entertaining. The front of the property boasts further parking spaces and additional garden area (opposite and to the right).

Turners Court is ideally situated in the heart of this charming village and is within a short walk to the local public houses, village deli, restaurants, and the wonderful boutique shops. Abridge sits along the river Roding and has access to open farmland. The larger village of Theydon Bois with its Central Line tube station is approximately 2 miles away and access to the M11 is available at Loughton which is a short drive away. Ideally situated for the local primary school "Lambourne Primary School" located in Hoe Lane and the village Cricket Club and grounds.





GROUND FLOOR

Cloakroom WC

5'2" x 3'0" (1.58m x 0.91m)

Kitchen

13'4" x 7'5" (4.06m x 2.25m)

Living Room

15'7" x 14'2" (4.76m x 4.32m)



FIRST FLOOR

Bedroom One

11'5" x 10'0" (3.49m x 3.05m)

En-suite Shower Room

8' x 3'10" (2.44m x 1.17m)

Bedroom Two

11'9" x 7'9" (3.59m x 2.36m)

Bedroom Three

8'4" x 6'2" (2.53m x 1.89m)

Bathroom

5'8" x 7'9" (1.73m x 2.36m)

EXTERNAL AREA

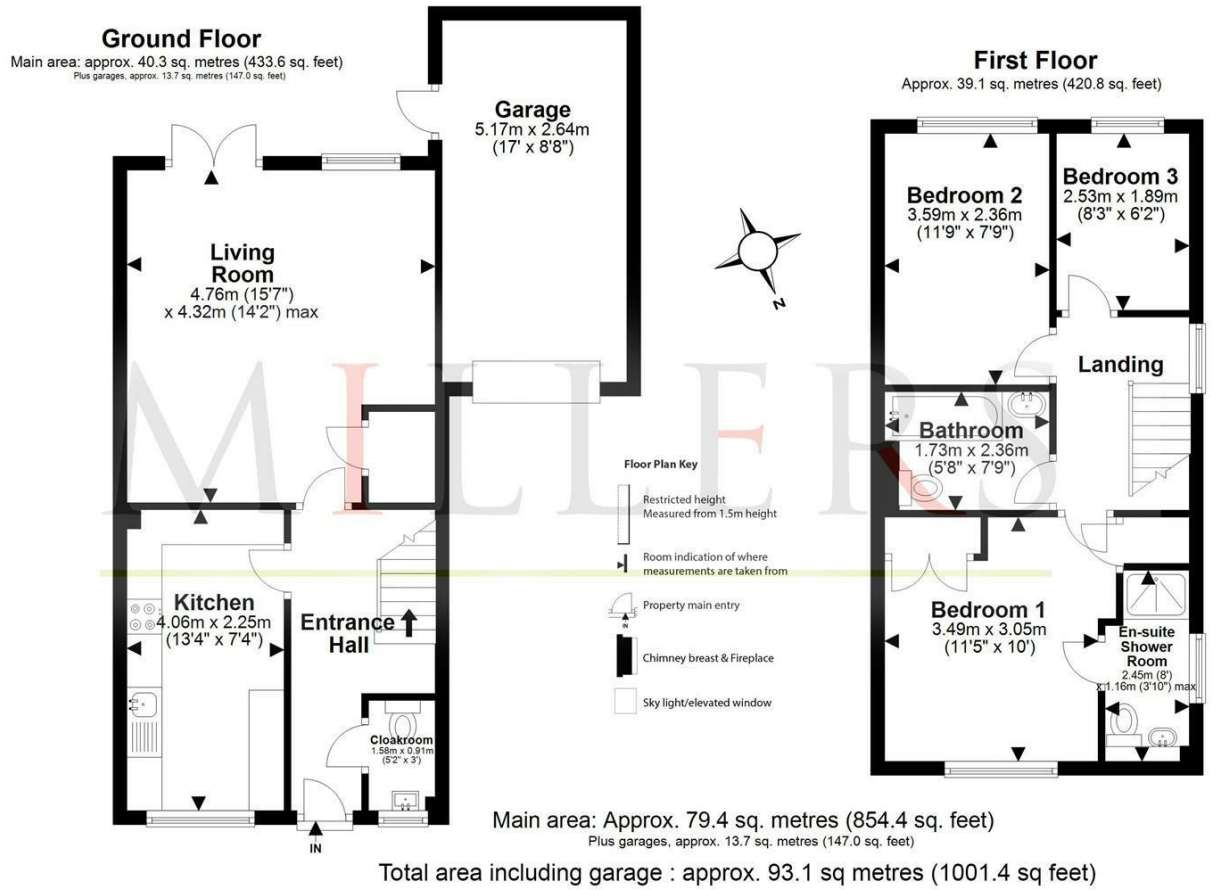
Garage

17' x 8'8" (5.18m x 2.64m)

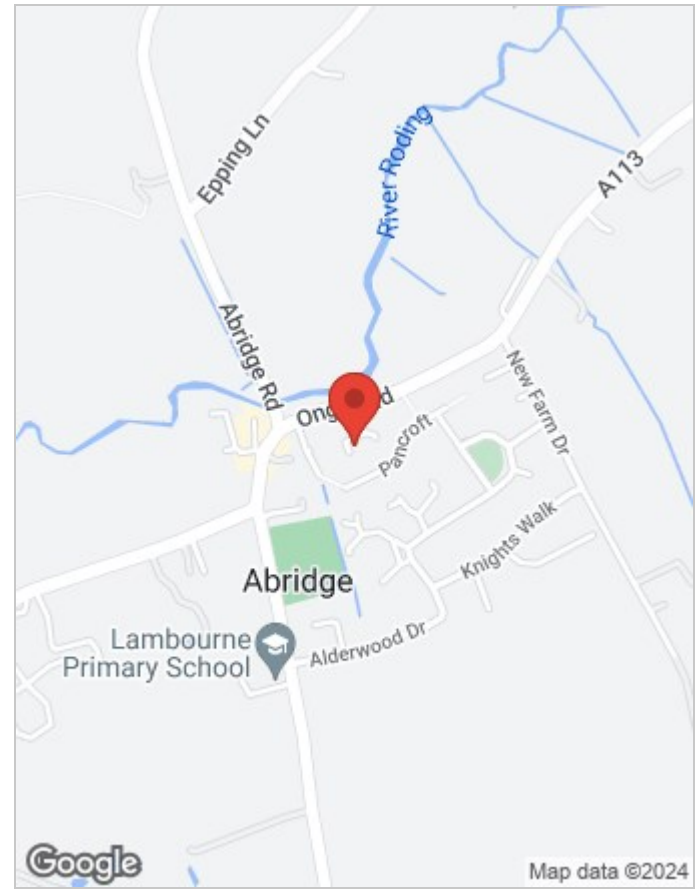
Rear Garden

47'1" x 27'3" (14.35m x 8.31m)





Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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