



**Abridge Road, Abridge, Romford**

**Asking Price £1,350,000**

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**MILLERS**  
ESTATE AGENTS

**\*\* SPECTACULOR DETACHED BARN CONVERSION \*\***  
**TWO MASTER BEDROOMS WITH EN-SUITE \*\***  
**IMPRESSIVE OPEN PLAN LIVING AREA \*\* DETACHED**  
**GARAGE AND DRIVEWAY \*\* GATED ENTRANCE \*\***

Welcome to a charming and tastefully renovated barn conversion that seamlessly blends rustic charm with modern luxury. Nestled in the idyllic countryside, this four-bedroom gem offers a unique and inviting living experience.

An impressive entrance hallway with floor to ceiling windows to the front elevation incorporate a unique staircase to the first floor. The heart of this home is the expansive open plan living area. The bespoke fitted kitchen is a masterpiece of modern design featuring a central island, high-end appliances, sleek countertops, and ample storage space. The adjacent dining area is ideal for hosting intimate gatherings or large family meals. A cosy lounge area with a log burner adds a touch of warmth, making it the perfect spot to relax with family and friends, bifold doors overlook the rear garden and flood the space with natural light. In addition there is a fabulous cinema room with built in media cupboard, a playroom/study, utility room and ground floor cloakroom.

The four double bedrooms are thoughtfully laid out to provide both comfort and privacy. Each room boasts its own unique charm complete with bespoke fitted wardrobes. There are two master suites complete with en-suite shower rooms, two further bedrooms and an impressive contemporary luxury bathroom.

Outside, a landscaped rear garden and patio area invite you to enjoy the beauty of nature and soak in the tranquillity of the countryside. The front garden provides a perfectly manicured lawn along with a driveway allowing for additional secure parking. There is access to the detached garage with remote control door having power, light and a side doorway. The property offers breath-taking views of the rural landscape and a picturesque countryside backdrop.





**Entrance Hall**

**Cloakroom**

**Study/ Play Room**

10'9" x 8'6" (3.28m x 2.59m)

**Family Room**

12'6" x 11'8" (3.80m x 3.56m)

**Living Room**

16'9" x 16'6" (5.10m x 5.04m)

**Kitchen/Dining Room**

16'10" x 15'9" (5.12m x 4.79m)

**Utility Room**

5'7" x 8'6" (1.70m x 2.59m)

**Media Area**

**First Floor Landing**

**Bedroom 1**

16'10" x 13'1" (5.13m x 3.98m)

**Bedroom 2**

16'11" x 10'11" (5.15m x 3.34m)

**Bathroom**

**Bedroom 3**

11'9" x 9'7" (3.58m x 2.91m)

**En-suite Shower Room**

**Bedroom 4**

12'10" x 9'7" (3.92m x 2.93m)

**En-suite Shower Room**

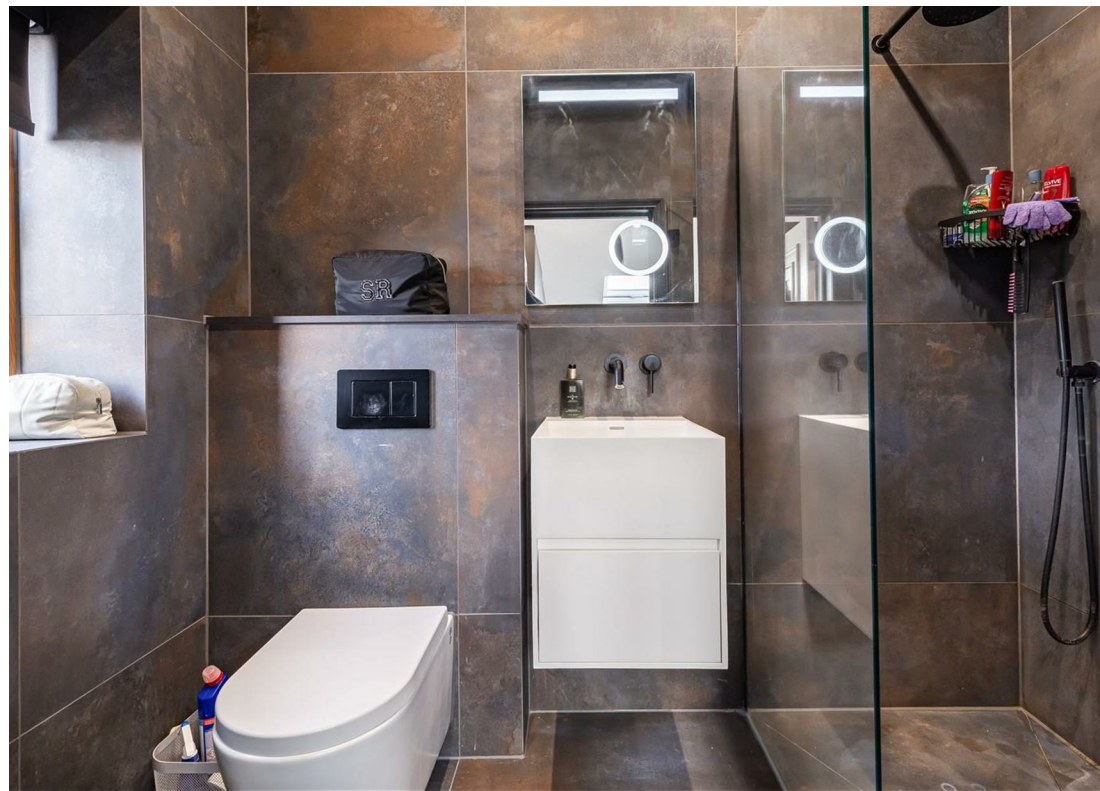
**Front Driveway**

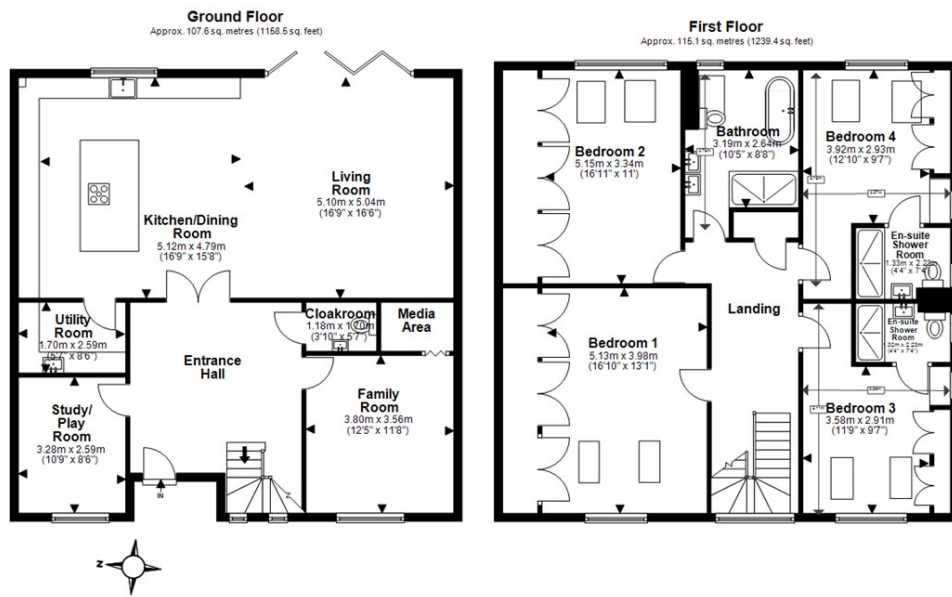
**Detached Garage**

17'10 x 8'6 (5.44m x 2.59m)

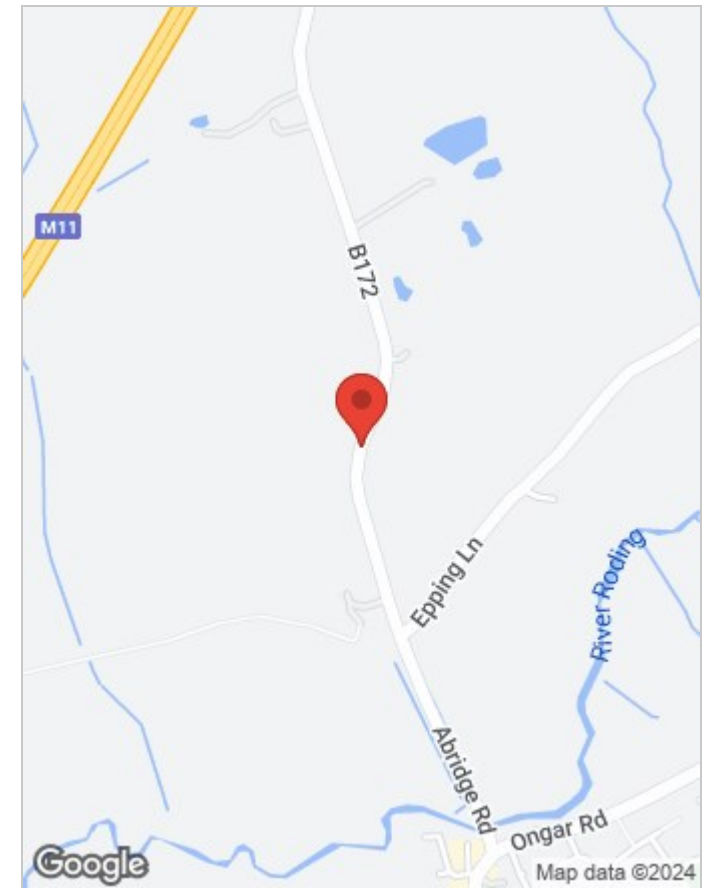
**Rear Garden**

74' x 30' (22.56m x 9.14m)





Total area: approx. 222.8 sq. metres (2397.9 sq. feet)  
 Our floorplans 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 PlanIt.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	81	88
			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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