



London Road, Abridge

O.I.E.O £650,000

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MILLERS  
ESTATE AGENTS

\* SEMI DETACHED HOUSE \* THREE BEDROOMS \* COUNTRYSIDE VIEWS \* PARKING & GARAGE \* THREE RECEPTION AREAS \* POTENTIAL TO EXTEND (STP) \*

We are pleased to offer this generous semi detached family house, located in the desirable village of Abridge. The spacious accommodation backs straight onto grazing paddock land, has several parking spaces, a garage and three reception areas. The entrance hall has stairs ascending to the first floor, under stairs storage and doors leading to. A large kitchen breakfast room which features built in appliances and has access to a separate WC and the rear garden. There is a separate conservatory with wooden flooring and vaulted ceiling. A generous living room and dining area with a further fireplace and bay window to the front. The first floor has a landing leading to the three spacious bedrooms and a three-piece family bathroom with white sanitary ware. Externally there is a driveway providing ample parking, a garage and an enclosed garden with views of the fields beyond, a lawn area and a large stone patio. This house would suit a family that are looking for semi-rural living with a scenic position.

London Road 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

### Porch

2'5" x 9'1" (0.74m x 2.79m)

### Living Room

17'2" x 10'11" (5.22m x 3.32m)

### Dining Room

10'4" x 10'2" (3.16m x 3.11m)

### Conservatory

13'8" x 9'6" (4.18m x 2.90m)

### Cloakroom

7'6" x 2'7" (2.30m x 0.80m)

### Kitchen Breakfast Room

24'6" x 8'11" (7.47m x 2.71m)

## FIRST FLOOR

### Bedroom One

15'4" x 9'11" (4.68m x 3.03m)

### Bedroom Two

10'6" x 9'11" (3.19m x 3.03m)

### Bedroom Three

9'11" x 7'10" (3.02m x 2.40m)

### Bathroom

7'2" x 7'10" (2.19m x 2.40m)

## EXTERNAL AREA

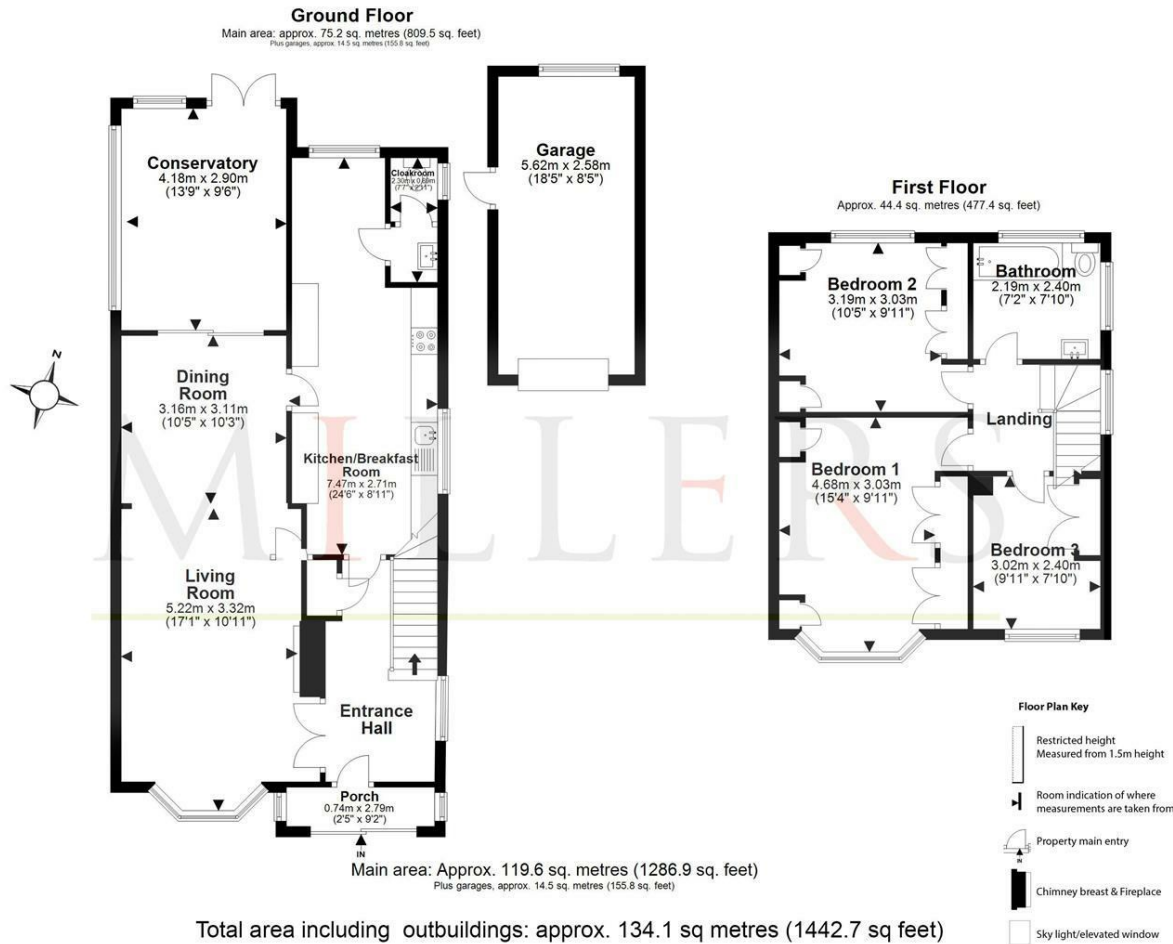
### Garage

18'5" x 8'5" (5.61m x 2.57m)

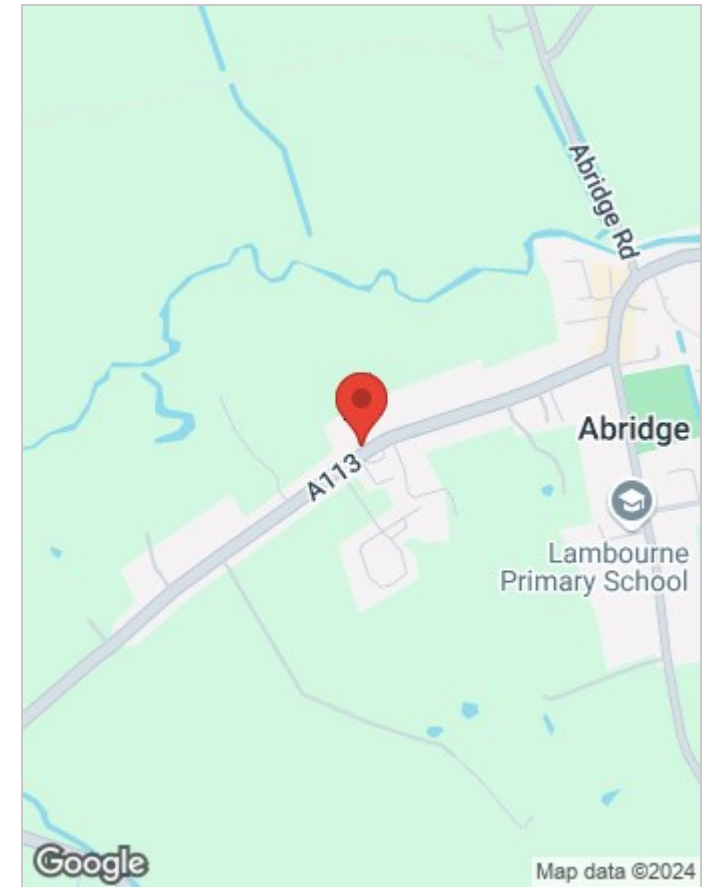
### Rear Garden

65' x 30' (19.81m x 9.14m)





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		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) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>66</b>	<b>England &amp; Wales</b>
		<b>82</b>	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.