



**Gordon Cottages, Stapleford Abbots**

**Price Range £695,000 to £725,000**



**MILLERS**  
ESTATE AGENTS

**\* PRICE RANGE: £695,000 to £725,000 \***  
**BEAUTIFULLY FINISHED \* EXTENDED HOME \* FOUR BEDROOMS \* FAMILY ACCOMMODATION \* NO ONWARDS CHAIN \* ALMOST 1,400 SQ FT VOLUME \* OUTSTANDING CONDITION \* FARMLAND VIEWS \***

An outstanding semi-detached house, offering modern family accommodation arranged over two floors. Situated in a semi-rural location in the heart of the Essex countryside with views of arable farmland to both the front and rear. The beautifully presented property comprises four bedrooms, has an open plan living area, off road parking, garage, and large rear garden.

The accommodation comprises an entrance hall leading to a stunning living room with feature fireplace, tiled flooring & is wired for surround sound. Opening into the open-plan dining room & kitchen which is fitted with "NEFF" appliances, extensive range of high gloss units, quartz worktops and folding doors. The integral garage has a "Hormon" electric door and EV charging point and leads to the separate plant/utility room. The first floor has a luxury bathroom with marble counter and washbasin. Four generous bedrooms, with a range of wardrobes & en-suite shower room to the master bedroom. The gorgeous rear garden faces in a westerly direction and overlooks arable farmland. It is comprehensively laid to lawn, has a stylish patio and a rear sitting area with wooden garden shed. Side access leads to the front garden and off-street parking. Additionally, the property has triple glazed windows, a heat pump, underfloor heating to the ground floor & a water softener.

Stapleford Abbots is well placed for Epping, Theydon Bois & Loughton which offer a large selection of shops, restaurants & public houses. Several golf courses are within easy reach as are several well-regarded state & private schools. Tube transport to London is offered at several stations and the M11 & M25 junctions are within a few miles. Theydon Bois tube: 3.5 miles, M25 Junction 26: 6.9 miles, M11 Junction 5 (Southbound): 4.9 miles.





## GROUND FLOOR

### Porch

5'6" x 4'5" (1.68m x 1.35m)

### Living Room

20'4" x 12'3" (6.19m x 3.73m)

### Cloakroom WC

6'8" x 2'9" (2.03m x 0.84m)



### Garage

17'2" x 9'1" (5.23m x 2.77m)

### Plant Utility Room

5'9" x 6'11" (1.76m x 2.12m)

### Kitchen Dining Room

11'4" x 24'7" (3.46m x 7.49m)

## FIRST FLOOR

### Bedroom One

11'10" x 10'8" (3.60m x 3.26m)



### En-suite Shower Room

5'7" x 4' (1.70m x 1.22m)

### Bedroom Two

9'2" x 10'4" (2.79m x 3.14m)

### Bedroom Three

8'4" x 12'0" (2.55m x 3.65m)

### Bathroom

8'10" x 5' (2.69m x 1.52m)

### Bedroom Four

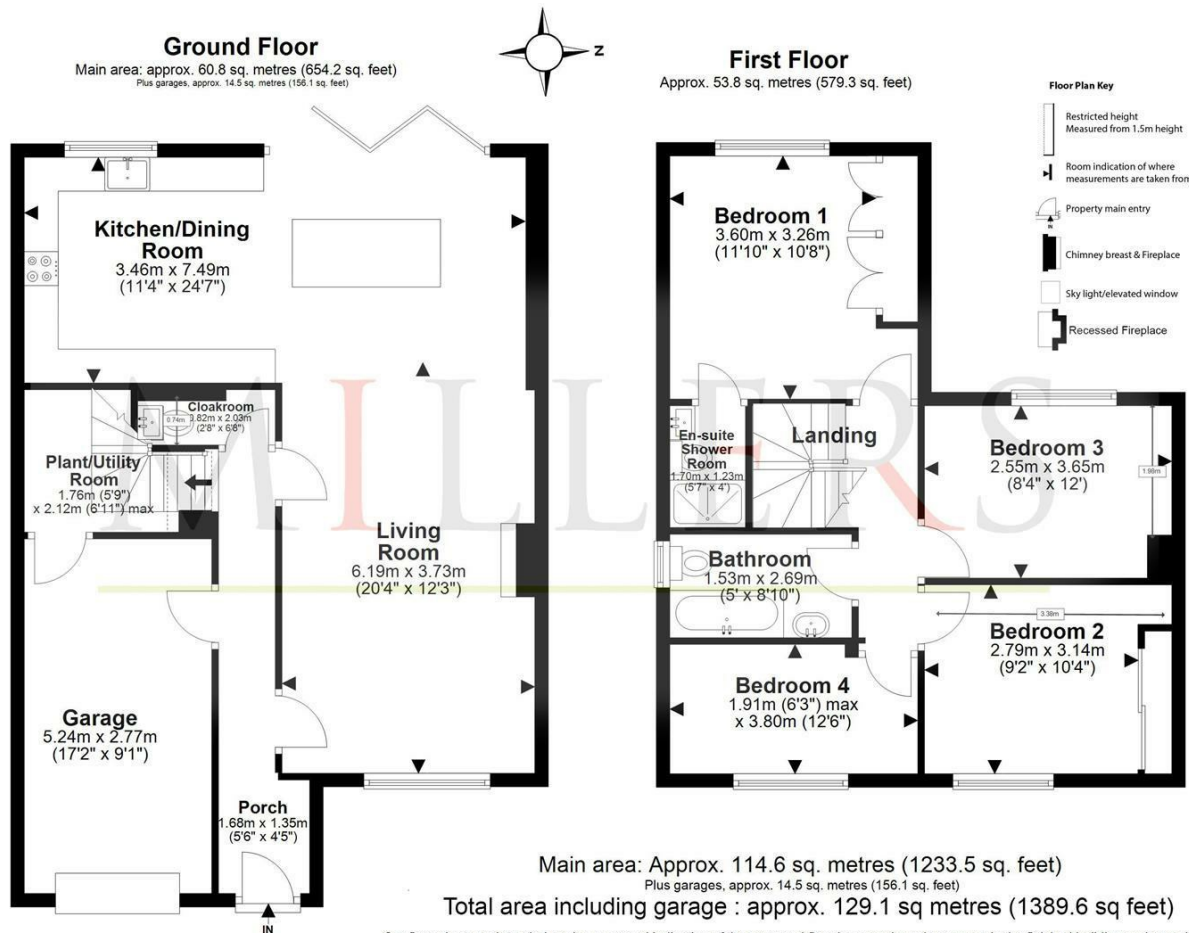
6'3" x 12'6" (1.91m x 3.80m)

## EXTERNAL AREA

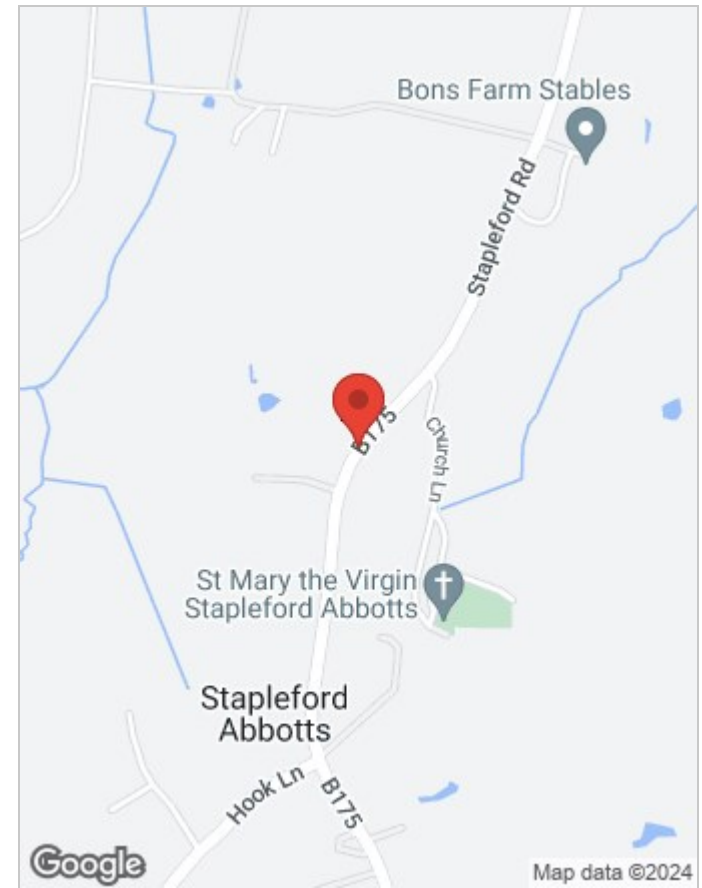
### Rear Garden

122'8" x 28'3" (37.39m x 8.61m)





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		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>England &amp; Wales</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.