



**Alderwood Drive, Abridge.**

**Price Range £725,000**



**MILLERS**  
ESTATE AGENTS



**\*\*PRICE RANGE £725,000 to £750,000 \*\***  
**STUNNING DETACHED CHALET BUNGALOW \***  
**CONTEMPORARY OPEN PLAN LIVING AREA \***  
**MASTER BEDROOM WITH EN-SUITE \* GARAGE & OFF**  
**STREET PARKING \*BEAUTIFUL REAR GARDENS\***

This fabulous three/four bedroom chalet detached bungalow benefits from flexible accommodation with an open plan living/dining area. A formal dining room/bedroom four, ground floor cloakroom, utility room, master bedroom with en-suite. Two bedrooms, a study area and spacious family bathroom. A garage, block paved driveway and beautiful rear garden makes this a must see home nestled in the popular pretty village in Abridge.

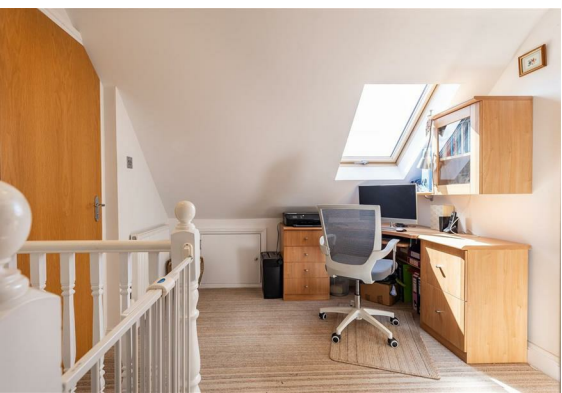
Accommodation comprises with an entrance hallway, leading to a lounge with feature fireplace, opening onto a stunning contemporary kitchen/diner which is fully integrated with quartz work tops and breakfast bar. There is a master bedroom with built in wardrobes and an en-suite shower room. In addition there is a formal dining room formerly bedroom four, a ground floor cloakroom, plus utility room with doors leading the garage and rear garden. Upstairs has a spacious landing with a built in office work station, two bedrooms and a spacious four piece bathroom suite.

Outside to the front is a block paved driveway for several vehicles, leading to a single garage, a planted area of shrubs and flowers along with a brick retaining wall. A spectacular rear garden measuring around 77' has been well tended with an established array of shrub, flower and trees. A large patio area to the immediate rear offers a great space for outdoor dining and overlooks an extensive lawn with fruit trees and a summer house.

Alderwood Drive is ideally situated in the heart of this charming village and is situated within a short walk to the local public houses, village deli, restaurants, and the wonderful boutique shops. Abridge with River Roding & open farmland. Situated near the local primary school "Lambourne Primary School", located in Hoe Lane & the village Cricket Club.







## GROUND FLOOR

### Entrance Hall

### Dining Room/ Bed Four

9'11" x 12'11" (3.02m x 3.93m)

### Cloakroom WC

5'10" x 2'4" (1.78m x 0.71m)

### Bedroom One

15'10" x 8'6" (4.82m x 2.60m)

### En-suite Shower Room

9'1" x 5'1" (2.77m x 1.55m)

### Living Room

18'3" x 14'6" (5.56m x 4.41m)

### Kitchen Breakfast Room

21'6" x 22'6" (6.56m x 6.87m)

### Utility Room

9'3" x 8'2" (2.83m x 2.50m)

### Garage

17'1" x 9'5" (5.21m x 2.87m)

## FIRST FLOOR

### Landing Study Area

7'9" x 8'11" (2.37m x 2.72m)

### Bedroom Two

8'5" x 12'9" (2.56m x 3.88m)

### Bedroom Three

9'5" x 8'0" (2.88m x 2.43m)

### Bathroom

13'5" x 8' (4.09m x 2.44m)

## EXTERIOR

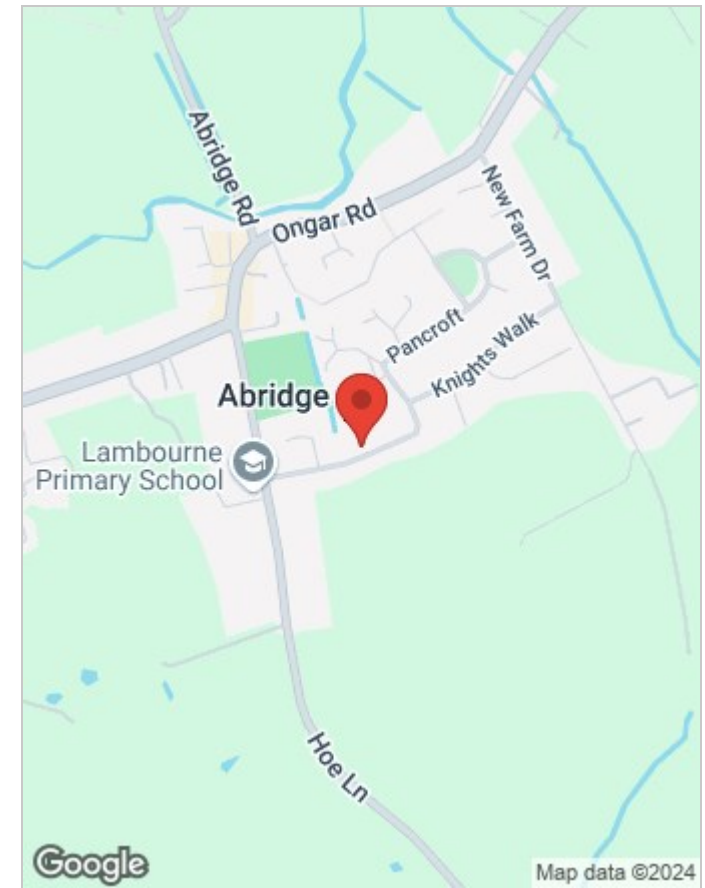
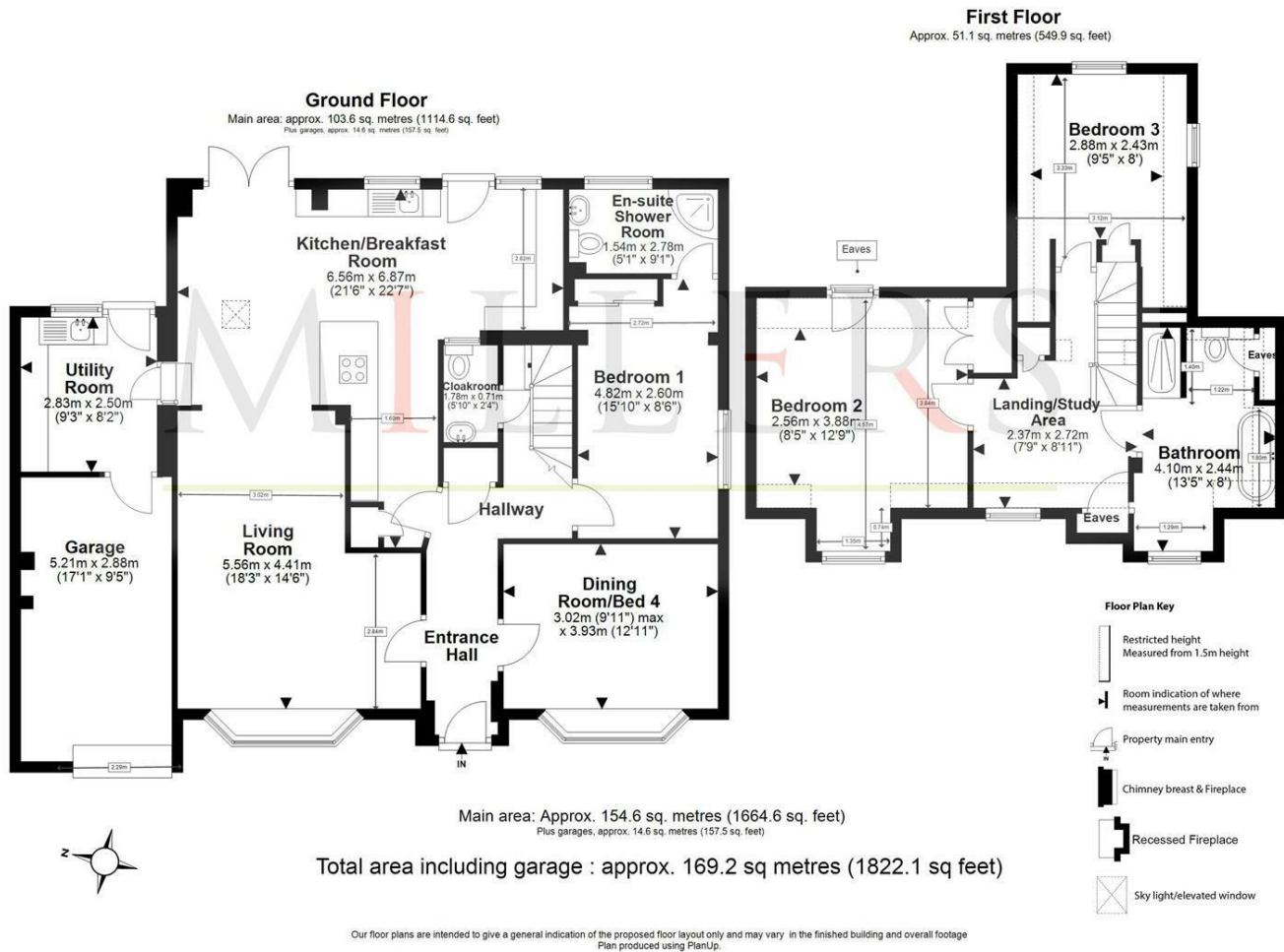
### Front Garden

### Blocked Paved Driveway

### Rear Garden

77' x 48' (23.47m x 14.63m)





| 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.

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