



London Road, Abridge

Guide Price £765,000



MILLERS  
ESTATE AGENTS



\* PRICE RANGE £765,000 - £800,000 \*  
 \* SEMI DETACHED HOUSE \* FOUR BEDROOMS \*  
 ARRANGED OF THREE FLOORS \* NO ONWARD  
 CHAIN \* VILLAGE LOCATION \* POTENTIAL TO  
 EXTEND (STP) \* TWO BATHROOMS \* GOOD SIZE  
 REAR GARDEN \* AMPLE OFF STREET PARKING \*  
 OUTBUILDING \*

This delightful semi detached property on London Road offers a wonderful opportunity for families seeking a spacious and versatile home. With accommodation arranged over three floors including four bedrooms, two bathrooms, two reception rooms and a kitchen. One of the standout features of this home is the large garden (approx 123 ft), which presents a fantastic opportunity for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting. The potential to extend the property further enhances its appeal, allowing you to tailor the space to your specific needs and desires. There is ample off street parking to the front and the side of this property.

With no onward chain, this property is ready for you to move in and make it your own without the hassle of waiting for previous owners to vacate. Abridge village offers a delightful community atmosphere, with local amenities and picturesque surroundings, making it a perfect place to settle down.

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

### Shower Room

5'2" x 6'6" (1.57m x 1.98m)

### Living Room

12'1" x 13'8" (3.69m x 4.17m)

### Dining Room

8'2" x 14'9" (2.49m x 4.49m)

### Kitchen

12'2" x 7'8" (3.71m x 2.34m)

## FIRST FLOOR

### Bedroom Two

11'1" x 9'8" (3.37m x 2.95m)

### Bedroom Three

9'6" x 11'9" (2.90m x 3.58m)

### Bedroom Four

8'1" x 8'0" (2.46m x 2.44m)

## SECOND FLOOR

### Bedroom One

13'1" x 10'2" (4.00m x 3.10m)

### Bathroom

8'4" x 4'6" (2.54m x 1.37m)

## EXTERNAL AREA

### Rear Garden

123'0" x 33'4" (37.49m x 10.16m)

### Workshop

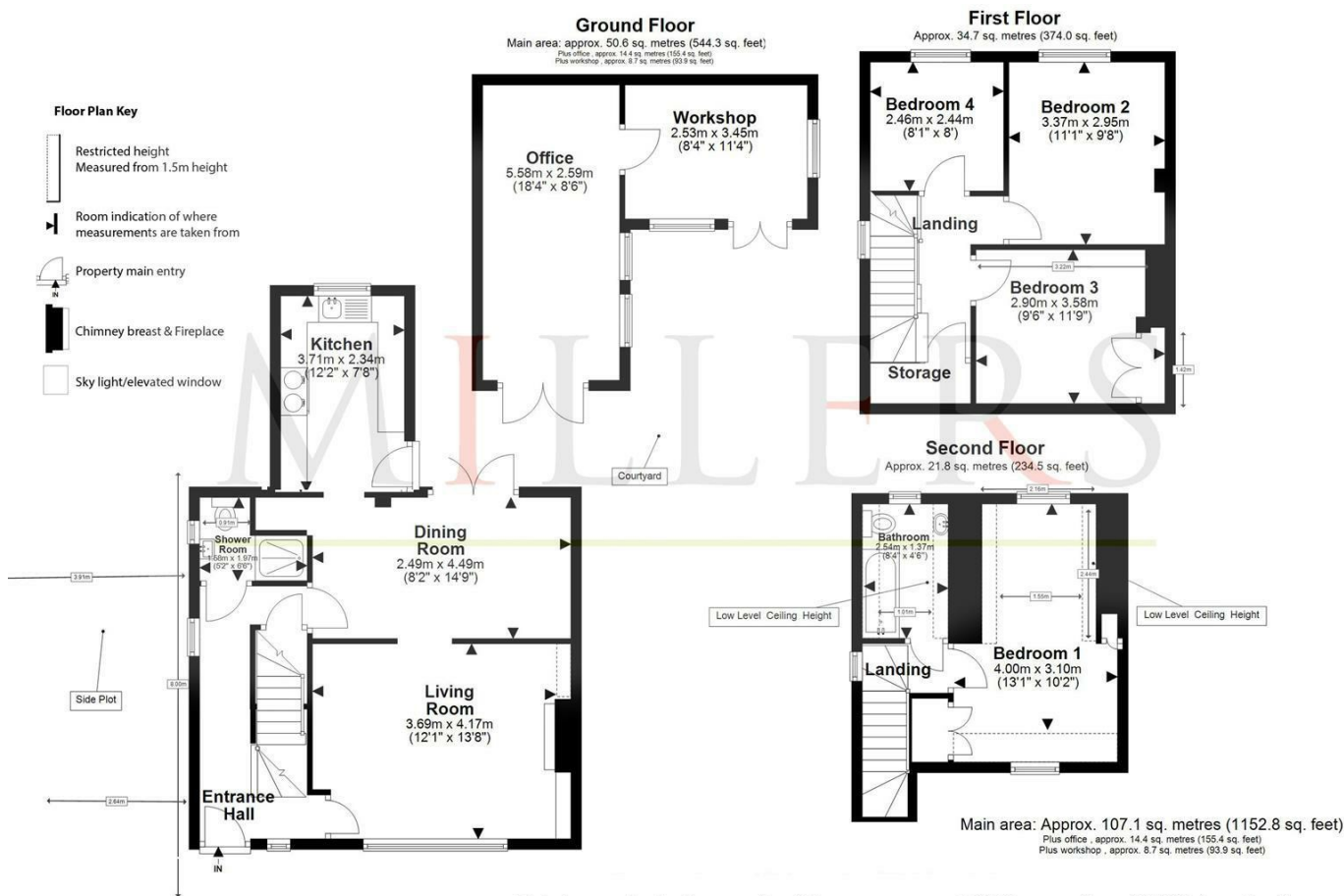
8'4" x 11'4" (2.54m x 3.45m)

### Office

18'4" x 8'6" (5.58m x 2.59m)







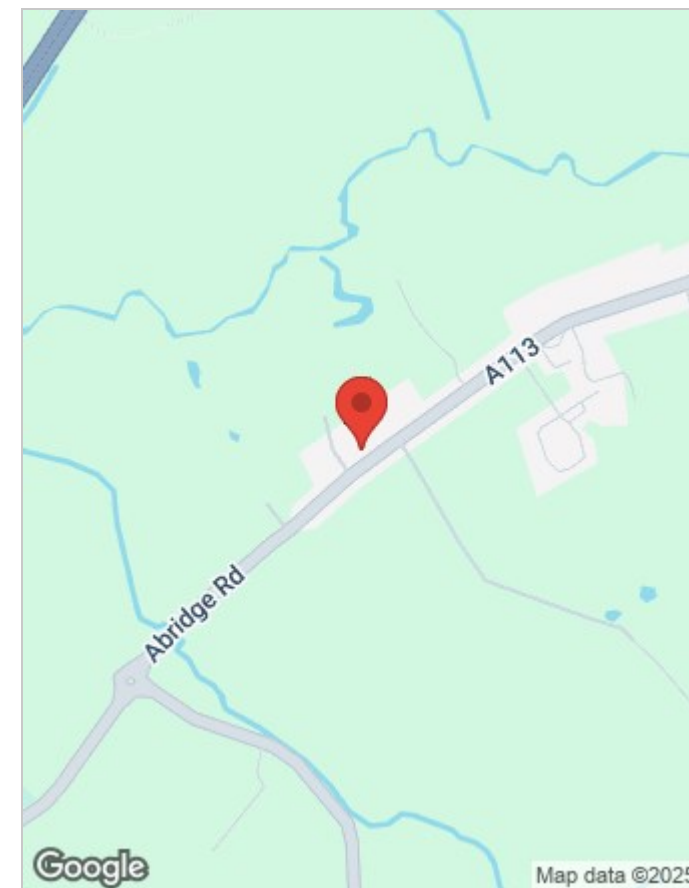
Total area including outbuildings: approx. 130.2 sq metres (1402.1 sq feet)

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

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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	