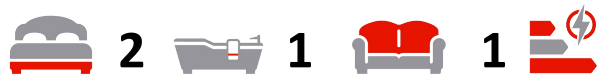




Orchid Close, Abridge, Romford
Price Range £400,000 to £435,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £400,000 - £435,000 * TWO BEDROOMS * END TERRACE * KITCHEN/DINER * CARRIAGE DRIVEWAY * FIRST FLOOR BATHROOM * CLOSE TO SCHOOLS * EXTENSIVELY DOUBLE GLAZED*

Nestled in the charming Abridge Village, this delightful two-bedroom End Of Terrace property on Orchid Close offers a perfect blend of comfort and convenience. The home features a welcoming reception room, ideal for relaxation or entertaining guests. The well-appointed kitchen/diner provides a spacious area for meals and gatherings.

With two bedrooms, this property is perfect for small families, couples, or individuals seeking extra space. The bathroom is conveniently located, ensuring ease of access for all residents. The property boasts a carriage driveway at the front, providing ample off-street parking, a valuable asset in this desirable area. Additionally, the location is particularly appealing for families, as it is situated close to local schools, making the morning school run a breeze.

Abridge Village is known for its community spirit and picturesque surroundings, offering a peaceful retreat while still being within easy reach of Romford's amenities. This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood with all the essentials nearby. Don't miss the chance to make this lovely home your own.

Abridge 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

Living Room

13'11" x 12'7" (4.24m x 3.84m)

Kitchen Dining Room

9'3" x 12'7" (2.82m x 3.84m)

FIRST FLOOR

Bedroom One

10'0" x 9'10" (3.05m x 3.00m)

Bedroom Two

6'8" x 12'7" (2.03m x 3.84m)

Bathroom

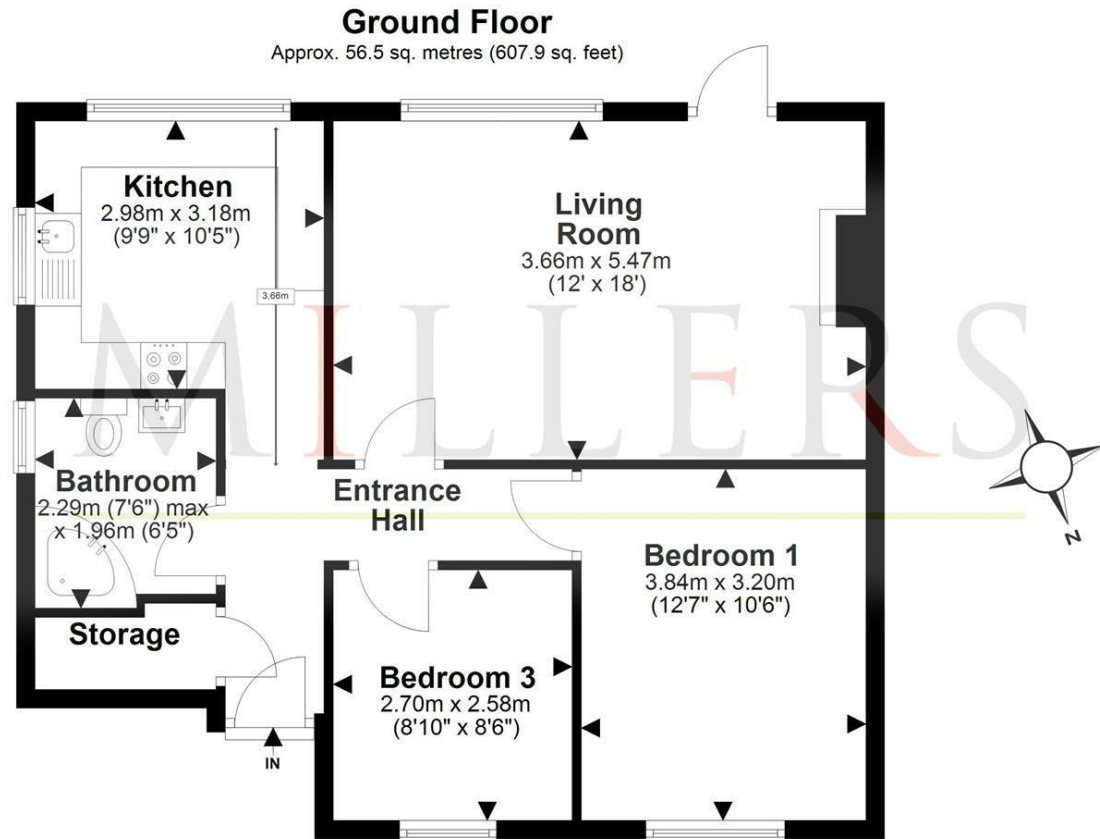
6'5" x 6'2" (1.96m x 1.88m)

EXTERNAL AREA

Rear Garden

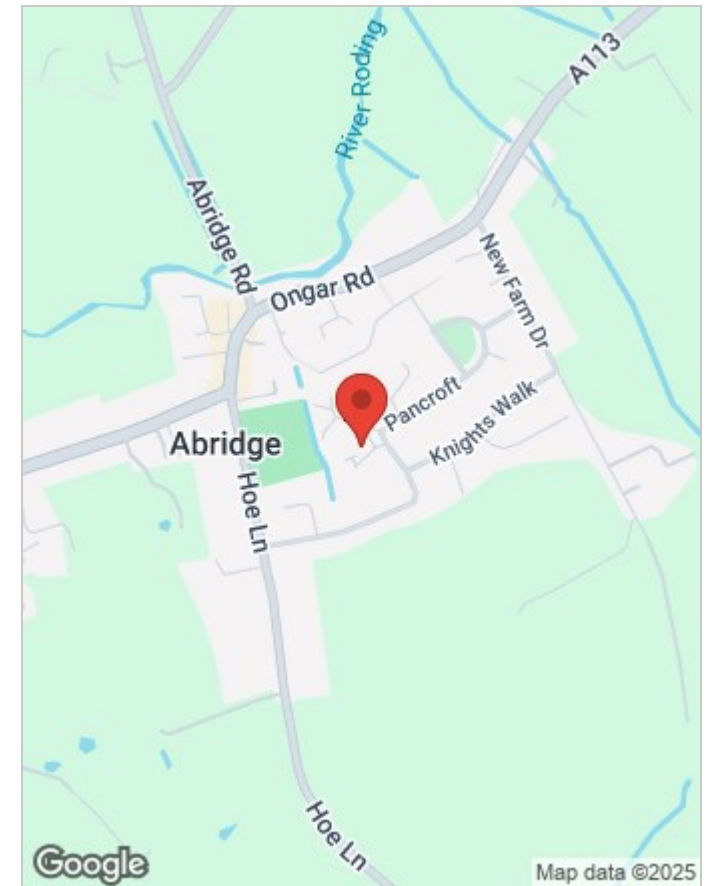
27'0" x 30'1" > 22'11" (8.23m x 9.19m > 7.01m)





Total area: approx. 56.5 sq. metres (607.9 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. Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk