



**New Farm Drive, Abridge**

**Guide Price £750,000**



**MILLERS**  
ESTATE AGENTS



\* PRICE RANGE £750,000 - £775,000 \* APPROX 1/3 ACRE PLOT \*

Nestled in the charming locale of New Farm Drive, this superb semi-detached family home offers an impressive 1,274 square feet of living space, perfect for modern family life. With four well-proportioned bedrooms & three shower/bathrooms, this property is designed to accommodate the needs of a growing family.

Upon entering, you are welcomed by an entrance porch that leads into a hallway. The lounge & dining area, featuring a delightful log burner, creates a warm & cosy atmosphere, while a doorway opens into a contemporary fitted kitchen equipped with a breakfast bar. This kitchen seamlessly flows into a family room that overlooks the expansive rear garden, making it an ideal space for both relaxation & entertaining. A convenient ground floor cloakroom WC adds to the practicality of the layout.

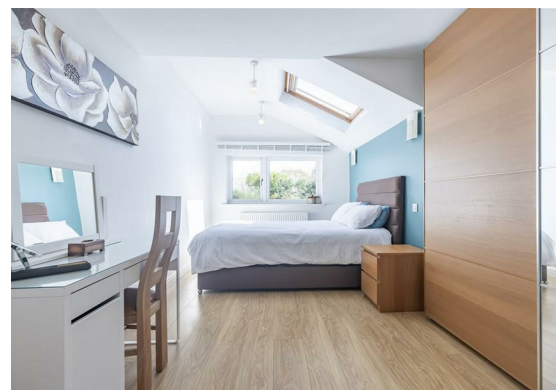
The first floor boasts two master bedrooms complete with an ensuite shower rooms, alongside are two additional bedrooms, one currently utilised as an office, provide flexibility for various living arrangements. A family bathroom serves the upper level, ensuring ample facilities for all.

Stepping outside, the immediate rear garden features a generous terrace, perfect for alfresco dining, complemented by an aluminium pergola that can be adjusted to suit the weather. The detached garage has been thoughtfully converted and extended to create a versatile studio space, which includes an entertainment room, shower room, and a separate cinema/storage room. The extensive garden is adorned with mature trees, hedges, and a rockery, offering a tranquil retreat.

For those who enjoy outdoor living, the property boasts a large plot of land adjacent to the main garden, complete with a BBQ patio area, a raised swimming pool, and two substantial cabins, providing an exceptional space for entertaining. The driveway accommodates three vehicles & grants side access to the rear, enhancing the convenience of this remarkable famil







## GROUND FLOOR

### Porch

5'5" x 3'6" (1.65m x 1.07m)

### Dining Room

11'5" x 15'10" (3.48m x 4.83m)

### Living Room

12'9" x 10'10" (3.88m x 3.29m)

### Kitchen

8'1" x 14'6" (2.46m x 4.43m)

### Family Room

8'4" x 10'10" (2.54m x 3.29m)

### Cloakroom WC

5' x 3'6" (1.52m x 1.07m)

## FIRST FLOOR

### Bedroom One

17'8" x 8'2" (5.38m x 2.50m)

### En-suite Shower Room

6'10" x 7'1" max (2.08m x 2.16m max)

### Bedroom Two

10'8" x 10'2" (3.25m x 3.10m)

### En-suite Shower Room

7'2" x 4'10" (2.18m x 1.47m)

### Bedroom Three

17'7" x 6'4" (5.35m x 1.92m)

### Bedroom Four / Office

7'1" x 5'7" (2.16m x 1.69m)

### Family Bathroom

8'1" x 5'5" (2.46m x 1.65m)

## EXTERIOR

### Rear Garden 1/3 ACRE

## GARAGE CONVERSION

### Entertainment Room

14'2" x 8'4" (4.32m x 2.54m)

### Cinema Room

14'6" x 8'4" (4.42m x 2.54m)

### Shower Room

8'4" x 3'11" (2.54m x 1.19m)

### Courtyard Patio Area

37'5" x 11'10" (11.40m x 3.61m)

## CABIN ONE

### Garden Room

22'1" x 12'6" (6.73m x 3.81m)

### Office

9'0" x 9'7" (2.75m x 2.92m)

### Shower Room

3'2" x 9'7" (0.97m x 2.92m)

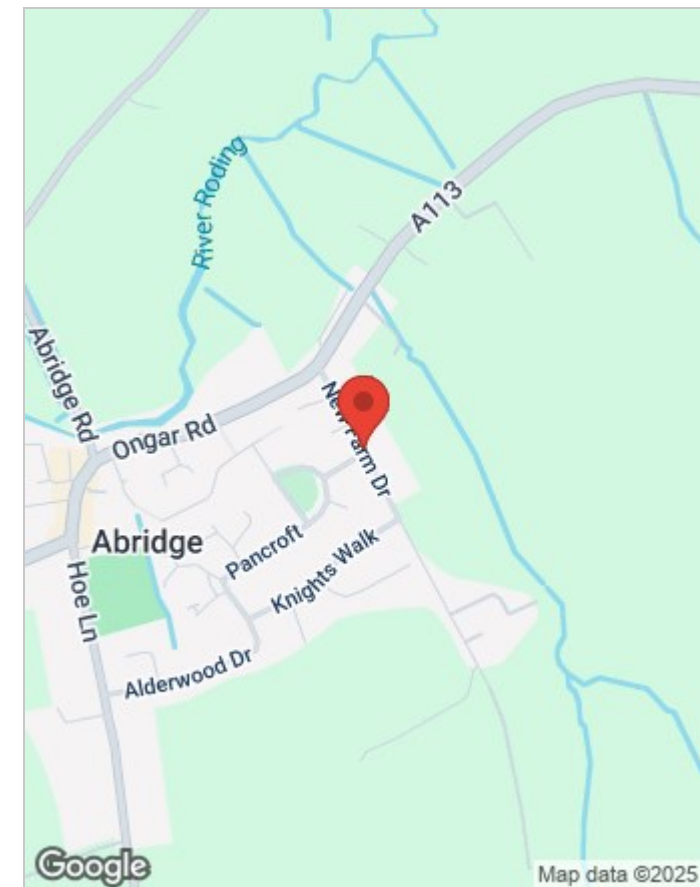
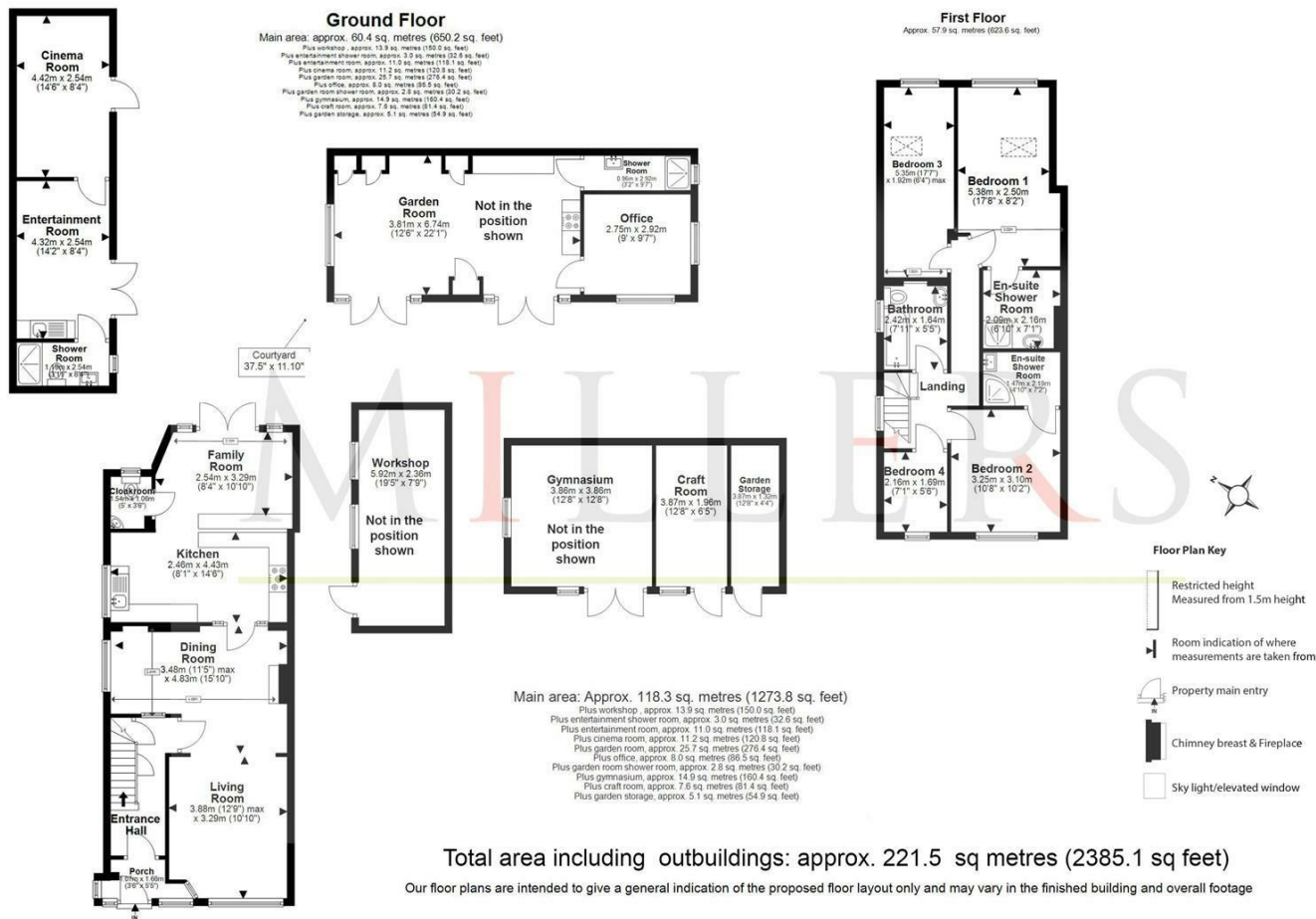
## CABIN TWO

### Gymnasium

12'8" x 12'8" (3.86m x 3.86m)







## 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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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	