



Bournebridge Lane, Romford, RM4 1LT
Guide price £2,750,000

Jenkins
Property

£2,750,000 - £3,000,000 Check out our virtual tour in the listing to have a look around. Nestled in the charming area of Stapleford Abbots, Romford, this exquisite house on Bournebridge Lane offers a remarkable blend of space and elegance. With an impressive six bedrooms complemented by a two bedroom detached annex, this property is perfect for families seeking both comfort and luxury. Each bedroom is thoughtfully designed, providing ample space and privacy for all.

The house boasts five generous reception rooms, ideal for entertaining guests or enjoying quiet family time. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for children. The abundance of natural light throughout the home enhances the welcoming atmosphere, making it a delightful place to live.

With six bathrooms, the main house ensures convenience and comfort for all residents and visitors. The modern fixtures and fittings in each bathroom add a touch of sophistication, making daily routines a pleasure rather than a chore.

The detached two bedroom annex is of equal quality and ideal for guests or family. Set to the rear of the garden it enjoys a good separation whilst being included.

Set in a tranquil location, this house offers a peaceful retreat while still being within easy reach of local amenities and transport links. The surrounding area is known for its picturesque landscapes and community spirit, making it an ideal place to call home.

In summary, this stunning property on Bournebridge Lane is a rare find, combining spacious living with modern comforts in a desirable location. Whether you are looking to entertain, relax, or simply enjoy the finer things in life, this house is sure to meet your every need. Do not miss the opportunity to make this exceptional residence your own.

- Stunning interior recently upgraded
- Impressive Kitchen living space
- Rear garden in excess of 250 feet
- Home office
- Six bedrooms all with En-suits
- Adventure play room
- Home automation
- Detached two bedroom annex
- Games room
- Treatment room

Reception Hallway 19'5" x 6'11" (5.94 x 2.12)	En-suite bathroom 11'1" x 9'3" (3.38 x 2.83)	Annex kitchen 10'10" x 9'11" (3.32 x 3.03)
Office 10'1" x 9'8" (3.09 x 2.96)	Walk in wardrobe 15'5" x 7'10" (4.7 x 2.41)	Annex Living dining 20'6" x 18'4" (6.26 x 5.59)
Treatment room 9'8" x 9'4" (2.97 x 2.86)	Bedroom 16'11" x 11'10" (5.18 x 3.61)	Annex Master Bedroom 15'5" x 11'1" (4.71 x 3.40)
WC 7'3" x 3'10" (2.21 x 1.17)	En-suite / Dressing room 17'11" x 9'7" (5.47 x 2.94)	En-suite 8'11" x 5'10" (2.72 x 1.79)
Laundry room 12'0" x 8'3" (3.68 x 2.54)	Bedroom 14'11" x 12'7" (4.56 x 3.86)	Bedroom 9'11" x 9'7" (3.03 x 2.94)
Bedroom 21'7" x 9'10" (6.58 x 3.02)	En-suite 8'6" x 3'9" (2.6 x 1.15)	En-suite 6'5" x 6'4" (1.98 x 1.95)
En-suite 6'9" x 4'8" (2.07 x 1.44)	Walk in wardrobe 5'9" x 3'9" (1.76 x 1.16)	Outbuilding Storage 13'6" x 11'4" (4.12 x 3.47)
Walk in wardrobe 6'7" x 5'11" (2.02 x 1.82)	Bedroom 18'1" x 10'3" (5.52 x 3.13)	Outbuilding games complex and Pub 35'3" x 19'7" (10.76 x 5.98)
Adventure play room 26'3" x 15'7" (8.02 x 4.76)	En-suite 7'4" x 5'3" (2.25 x 1.62)	Rear Garden .49 acres in total in excess of 250 feet (in excess of 76.20m feet)
Kitchen Living room 45'4" x 18'0" (13.82 x 5.49)	Bedroom 10'11" x 9'7" (3.33 x 2.93)	Front driveway 60" x 53" (18.29m x 16.15m)
Games Room 17'3" x 10'5" (5.27 x 3.19)	En-suite 8'1" x 5'4" (2.48 x 1.64)	
Landing 12'11" x 12'0" (3.95 x 3.67)	Walk in wardrobe 7'8" x 4'11" (2.35 x 1.52)	
Principal Bedroom 15'5" x 13'6" (4.7 x 4.13)	Exterior	
	Annex	

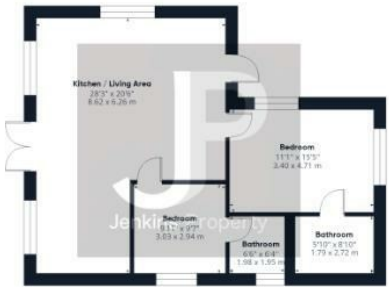




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾
5528 ft²
513.5 m²

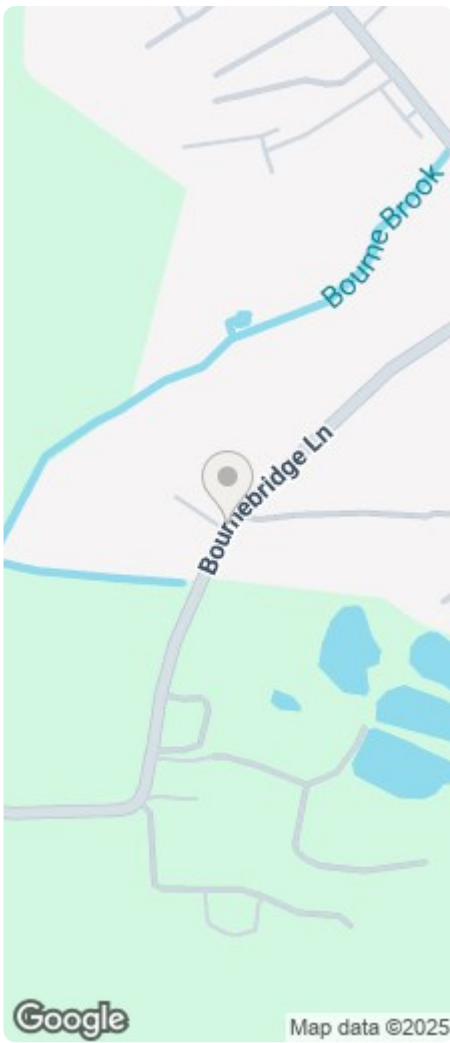
Reduced headroom
85 ft²
7.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Rated	Band	Current	Rated	Band
Total energy efficient - lower running costs			Total environmentally friendly - lower CO ₂ emissions		
85-95	A		35-45	A	
75-85	B		25-35	B	
65-75	C		15-25	C	
55-65	D		5-15	D	
45-55	E		0-5	E	
35-45	F			F	
25-35	G			G	
15-25					
5-15					
0-5					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

