

BUTLER & STAG



12 Willow Tree Close, Abridge

Romford

£575,000



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Abridge, Romford

Set within a peaceful cul-de-sac in the heart of Abridge Village, this impressive three bedroom link-detached family home offers a generous 1,295 sq. ft of thoughtfully arranged accommodation, perfectly suited to modern family living.

- Link-Detached Family Home
- Three Double Bedrooms/Two Bathrooms
- Extended Living Room With Vaulted Conservatory
- Spacious Kitchen/Dining Room
- Utility Room/Study Room & Ground Floor W/C
- Off-Street Parking For Four Vehicles
- Garage
- Cul-De-Sac Turning In The Heart Of Abridge Village
- 1295 Sq. ft Of Accommodation Space
- Chain Free



Upon entering, you are welcomed by a spacious hallway leading to an extended living room that seamlessly flows into a stunning vaulted conservatory, creating a bright and airy setting ideal for relaxing with family or entertaining guests. The well-proportioned kitchen and dining room provide ample space for culinary pursuits and mealtimes, complemented by a practical utility room and a versatile study, perfect for those working from home or in need of extra storage. A convenient ground floor W/C adds further practicality to the layout. Upstairs, three double bedrooms ensure comfortable, flexible sleeping arrangements for family members or visiting guests, while two well-appointed bathrooms (including an en suite to the principal bedroom) cater to both privacy and convenience. The property's link-detached design offers a sense of privacy and exclusivity, with the added benefit of a garage and off-street parking for up to four vehicles, making it ideal for families with multiple cars or visitors. Located within easy reach of local amenities, village shops, and well-regarded schools, this home blends everyday practicality with a welcoming atmosphere. Offered chain free, it presents an excellent opportunity for buyers seeking a move-in ready property in a sought-after village setting, with flexible spaces to adapt to changing family needs, whether that be for play, work, or entertaining. Positioned in the picturesque village of Abridge, the property enjoys a tranquil setting while still being within easy reach of local shops, highly regarded schools, and popular pubs and restaurants. The surrounding countryside offers a wealth of walking opportunities and scenic open spaces, perfect for enjoying the outdoors. For those commuting into London, excellent transport links are available nearby, including the M11 and Central Line stations at Debden and Theydon Bois, offering direct access into the city.



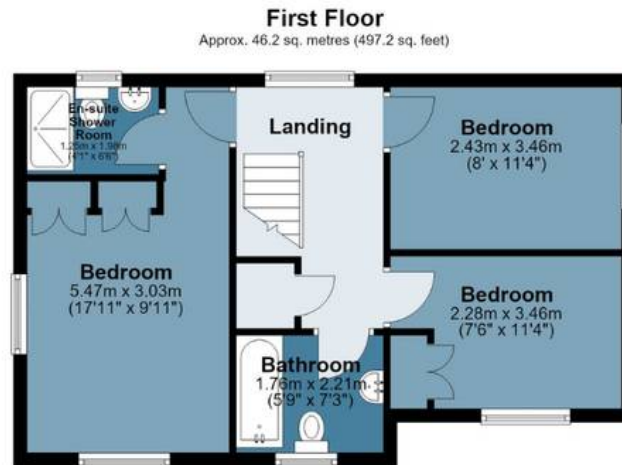
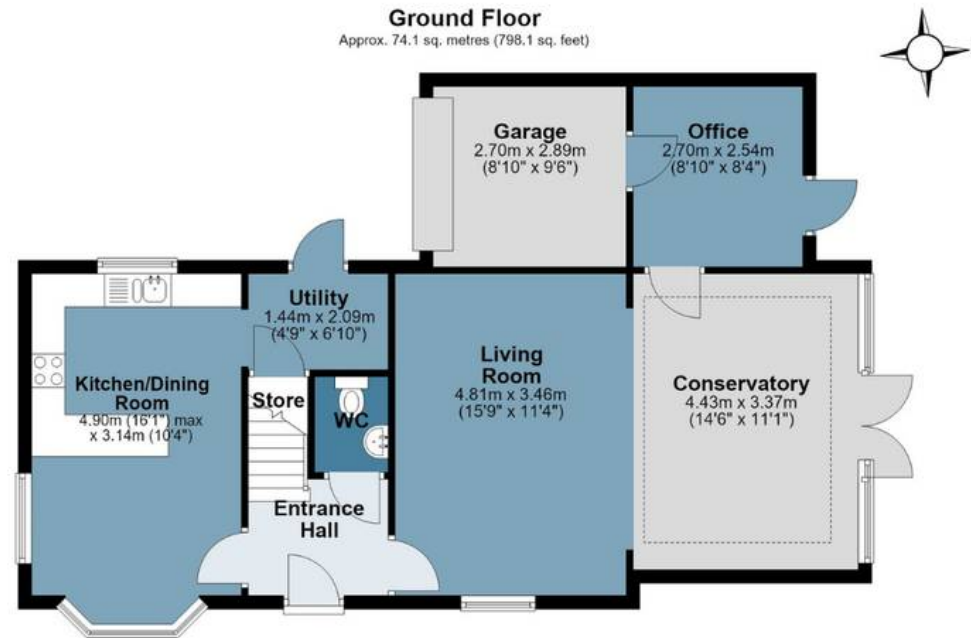




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Approx. Gross Internal Area 120.3 sq. metres (1295.3 sq. feet)

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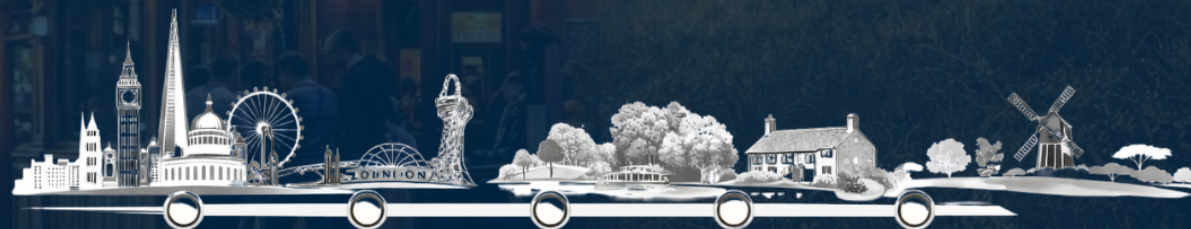
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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