



Keith
Ashton

Tysea Hill, Stapleford Abbots
Romford



THE COT TYSEA HILL

Stapleford Abbotts Romford, RM4 1JU

Guide Price £875,000

Being occupied by the current Vendor for over 30 years we are delighted to bring to market this four-bedroom detached house which sits on a large plot with a pleasant outlook and has great potential for improvement or development. 'The Cot' offers in the region of 1425 sq.ft of accommodation which includes two receptions, a spacious conservatory, a well-fitted kitchen with appliances, a utility room/wc and a first-floor family bathroom. Excellent parking is provided on a large block paved driveway plus a double width garage to the rear (accessible from Murthing Lane) Set in a semi-rural location in a beautifully quiet setting and yet still being in close proximity to Brentwood Town Centre, just a short drive of under 4 miles where you have high street shopping and mainline train services into London, plus Theydon Bois and Epping both around 6.7miles away, where you will find Central Line stations. Viewers looking for a larger plot, will note that there is additional land available (up to 3 acres) which could be available under separate negotiation. The Vendor has also advised that there is a building plot to the rear which has PLANS PASSED for a three-bedroom bungalow (priced at £350,000), which is also available via separate negotiation.

FOUR BED DETACHED HOUSE

ADDITIONAL LAND AVAILABLE (VIA SEPARATE
NEGOTIATION)

POTENTIAL FOR IMPROVEMENT & DEVELOPMENT

SPACIOUS PLOT WITH A PLEASANT OUTLOOK

SPACIOUS LIVING ROOM & SEPARATE DINING ROOM

LARGE DRIVEWAY & DOUBLE WIDTH GARAGE

WELL-FITTED KITCHEN & UTILITY / WC

PLOT TO REAR WITH PLANS PASSED FOR 3 BED
BUNGALOW (VIA SEPARATE NEGOTIATION)



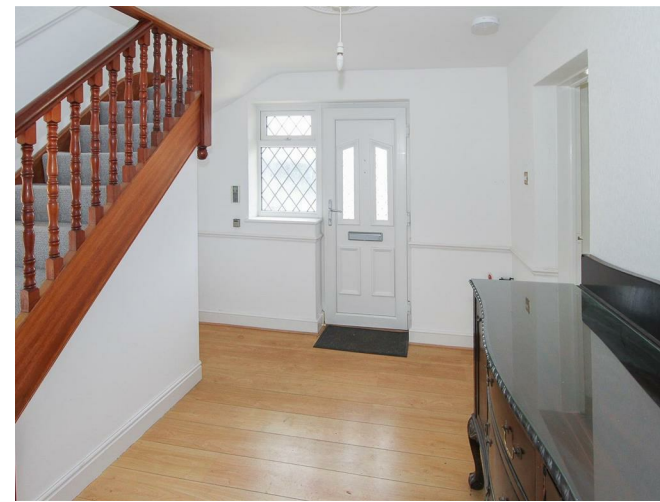
Description

A bright and spacious entrance hall has stairs rising to the first floor and doors into the conservatory and into a large living room. The conservatory is of a good size with windows to all aspects and has access into the garden. The living room is a naturally bright room with double windows to the front aspect and French doors to the rear which open onto the garden. The living room is also open through to a separate dining room which has access into the kitchen. The kitchen has been well-fitted in a range of modern cream gloss wall and base units which provide ample storage options. There is space for a large double fronted fridge/freezer and integrated appliances include oven and gas hob with extractor above and a built-in microwave. From the kitchen you have access into a separate utility room which has shelving and base units, here you have a further door into the garden at the side and access into a ground floor cloakroom with w.c. and wash hand basin.

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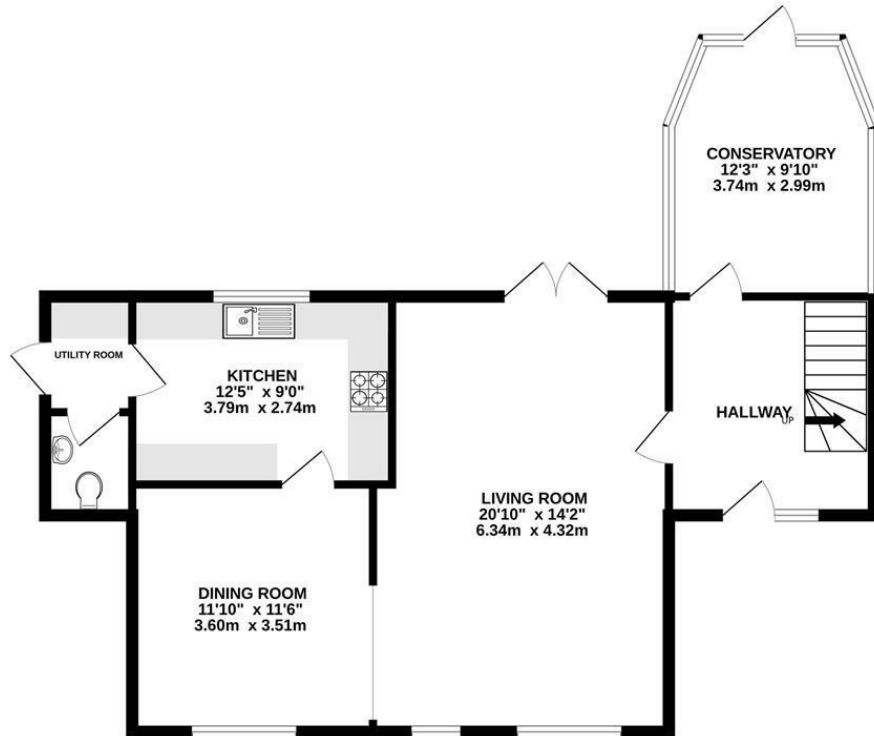
Rising to the first floor and spacious landing has a corridor leading off which gives access to the bedrooms and the family bathroom. All four bedrooms are spacious and well-proportioned and have built-in storage or space for free standing furniture. Finally, a fully tiled family shower room has a double walk-in shower, w.c. and wash hand basin.

As previously mentioned, the property sits on a large plot with a pleasant outlook to the rear. There is the option to purchase additional land (up to 3 acres), and there is also a building plot to the rear of the property which has plans passed for a three-bedroom bungalow, both available via separate negotiations. Parking is no issue with a large driveway to the front providing parking for several vehicles and there is also a double width garage to the rear which is accessible via Murthering Lane.

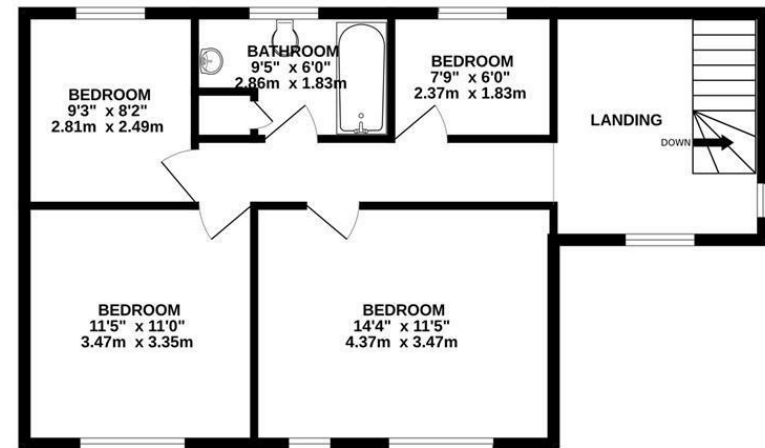




GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.

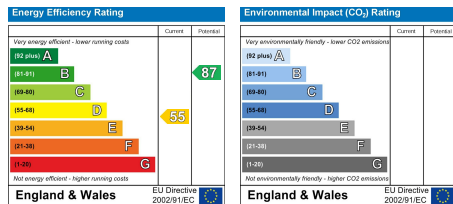


1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Romford
Council tax band: E
Post Code: RM4 1JU

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk



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