



Guide Price  
£1,350,000  
Freehold

Lambourne End, Romford, Essex, RM4

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2.3 miles from Debden Station  
2.4 miles from Grange Hill Station  
4.6 miles from Romford Station



A stunning modern detached house arranged over three floors and finished to a high standard.



Architectural masterpiece: A striking contemporary residence arranged over three beautifully designed floors.  
Automotive excellence: Double garage complete with a bespoke car turntable.  
Smart home living: Multi room Sonos, integrated CCTV and a premium security system.  
Climate comfort: Underfloor heating and zoned air conditioning throughout.  
The social heart: A breathtaking open plan lounge/kitchen/dining room crafted for modern entertaining.





Where contemporary design meets countryside tranquillity. Set along a peaceful road in Lambourne End, this exceptional detached house offers a rare blend of architectural sophistication and rural calm, all within effortless reach of the City.

The ground floor is anchored by a vast, light filled open plan lounge/kitchen/dining room. A sculptural floating staircase creates a dramatic focal point, while the gourmet kitchen area —complete with Siemens appliances, a wine fridge and a statement breakfast bar flow seamlessly into the lounge and dining areas. Floor to ceiling bi-fold doors open fully to the professionally landscaped gardens, creating a harmonious indoor outdoor connection.

On the lower ground level, the home reveals its true versatility: a private cinema, an games room, an infrared sauna and a dedicated utility suite. A perfect retreat for relaxation or hosting.

The first floor offers four generous double bedrooms. One of which is a

sanctuary of luxury, featuring a dressing room, a spa inspired en-suite shower room and Juliet balconies that welcome the morning light and garden views.

Perfectly positioned for both work and leisure, the house is just a 10 minute drive from Grange Hill Station (Central Line), offering a 40 minute journey into London. Meanwhile, the ancient woodland of Hainault Forest sits moments away, providing endless opportunities for peaceful weekend walks.

Finished to a high standard this house includes underfloor heating throughout, air conditioning, multi room Sonos, CCTV and an alarm system.

Offering the best of both worlds with Grange Hill Underground Station less than a 10 minute drive away for access to the City via the Central Line and Hainault Forest Country Park on your doorstep for tranquil weekend walks this house is a real hidden gem!

## What the owner says...

"What I love most about this house is its spaciousness, offering each individual their own bedroom and ample space for offices, a workout area, and a cinema room. The cinema room doubles as a comfortable and private guest suite, complete with its own shower room, ensuring visitors feel right at home. The house's minimalist design exudes a calm, luxurious vibe, making it feel like a top-tier hotel—only better.

The garden is the perfect size for gatherings, offering just the right amount of outdoor space while requiring minimal maintenance.

Enjoying morning coffee feels like being in a serene forest due to the quiet, private surroundings. The large windows flood the house with natural light, even during the darkest winters.

My favourite spot is the kitchen, which is open plan to the lounge, fostering excellent family time and communication. This space has also been perfect for hosting memorable parties with friends and family."

# Accommodation

## GROUND FLOOR

### Entrance Hall

### Lounge/Kitchen/Dining Room

45'8 maximum x 20'1 maximum (13.93m x 6.13m)

### Lobby

### Cloakroom

## BASEMENT

### Lobby

### Cinema Room

20'4 x 19'8 (6.20m x 6.00m)

### Utility Room

11'1 x 6'5 (3.38m x 1.96m)

### Games Room

24'3 x 19'7 (7.40m x 5.97m)

### Cloakroom

### Sauna

## FIRST FLOOR

## Landing

### Bedroom 1

20'8 x 13'9 (6.30m x 4.19m)

### En-Suite Dressing Room

### En-Suite Shower Room

### Bedroom 2

14'9 x 14'7 (4.50m x 4.45m)

### Bedroom 3

13'1 x 11'3 (3.99m x 3.43m)

### Bedroom 4

10'5 x 8'1 (3.18m x 2.47m)

### Bathroom

## OUTBUILDING

### Garage

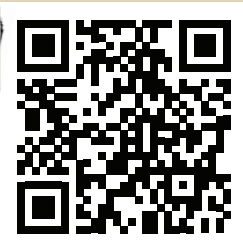
## OUTSIDE

### Off Street Parking

### Rear Garden

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