



**Alderwood Close, Abridge.**

**Price Range £415,000 - £425,000**

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**MILLERS**  
ESTATE AGENTS

\* £415,000 - £425,000 \* TWO BEDROOMS \*  
VILLAGE LOCATION \* CLOSE TO LOCAL SCHOOLS \*  
GAS CENTRAL HEATING \* EXTENSIVELY DOUBLE  
GLAZED \* APPROX 2 MILES TO THEYDON BOIS  
STATION \*

Nestled in the charming Abridge Village, this modern terrace house on Alderwood Close offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests. The house features a contemporary design, ensuring that it meets the needs of modern living. The well-appointed bathroom adds to the convenience of the home, making daily routines effortless. Additionally, the property boasts two allocated parking spaces, a valuable asset in this desirable area.

One of the standout features of this home is its proximity to local schools, making it an ideal choice for families with children. The community atmosphere of Abridge Village enhances the appeal, offering a blend of tranquillity and accessibility to nearby amenities. This property presents an excellent opportunity for those looking to settle in a vibrant village setting while enjoying the comforts of a modern home. Don't miss the chance to make this lovely terrace house your new residence.

Abridge is ideally situated in the heart of this charming village and is within a short walk to the local public houses, village deli, restaurants, and the wonderful boutique shops. Abridge sits along the river Roding and has access to open farmland. The larger village of Theydon Bois with its Central Line tube station is approximately 2 miles away and access to the M11 is available at Loughton which is a short drive away. Ideally situated for the local primary school "Lambourne Primary School" located in Hoe Lane and the village Cricket Club and grounds.





## GROUND FLOOR

### Living Room

13'11" x 12'8" (4.24m x 3.86m)

### Kitchen Breakfast Room

9'3" x 12'8" (2.82m x 3.86m)

## FIRST FLOOR

### Bedroom One

10'0" x 10'8" (3.05m x 3.25m)

### Bedroom Two

6'8" x 10'6" (2.03m x 3.21m)

### Bathroom

6'5 max x 6'1 (1.96m max x 1.85m)

## EXTERIOR

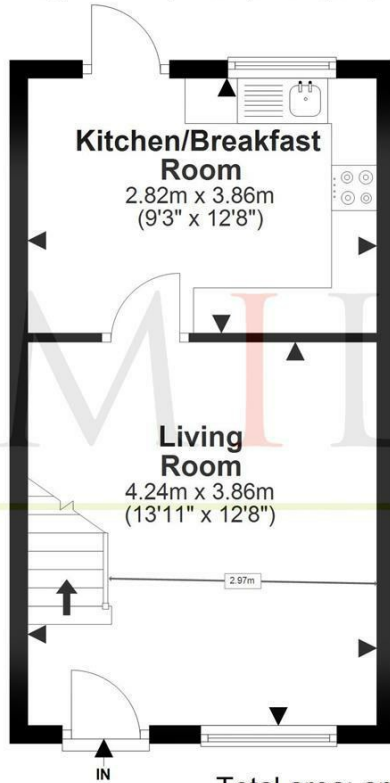
### Rear Garden

39'0 x 14'4 (11.89m x 4.37m)

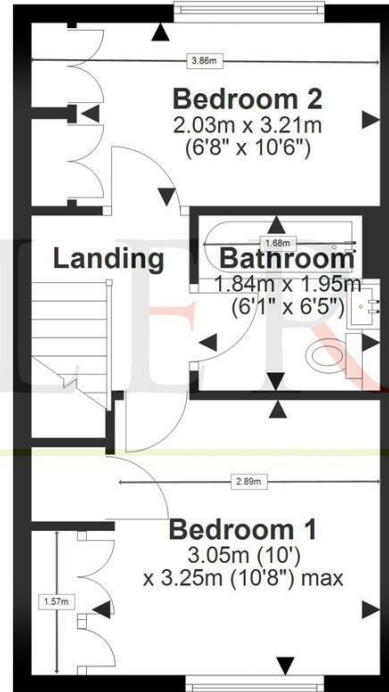
### Two Parking Spaces



**Ground Floor**  
Approx. 27.6 sq. metres (297.5 sq. feet)



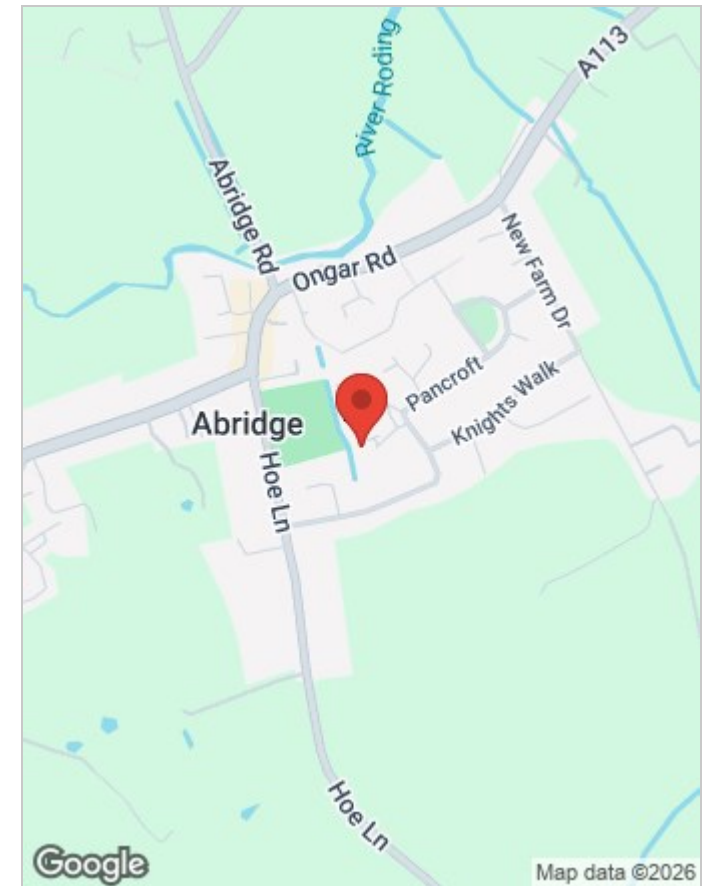
**First Floor**  
Approx. 27.9 sq. metres (300.0 sq. feet)



- Floor Plan Key**
- Restricted height  
Measured from 1.5m height
  - Room indication of where  
measurements are taken from
  - Property main entry
  - Chimney breast & Fireplace
  - Sky light/elevated window

Total area: approx. 55.5 sq. metres (597.5 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>88</b>	<b>England &amp; Wales</b>
		<b>74</b>	EU Directive 2002/91/EC

## 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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