



Alderwood Close, Abridge.
Price Range £415,000 - £425,000



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

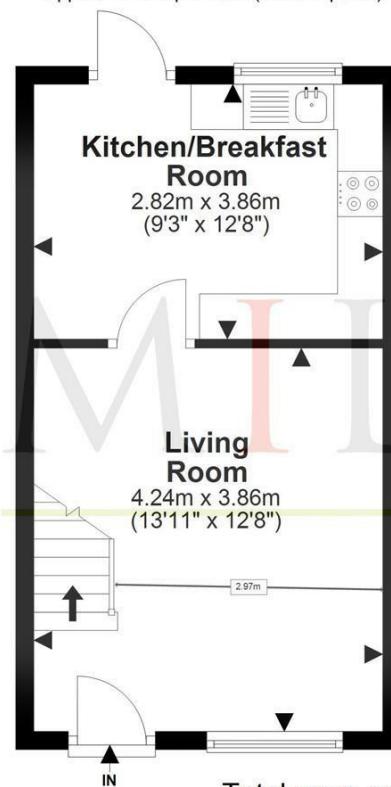
39'0 x 14'4 (11.89m x 4.37m)

Two Parking Spaces



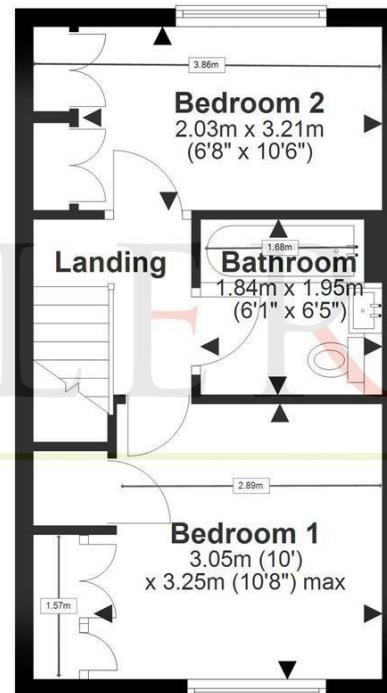
Ground Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



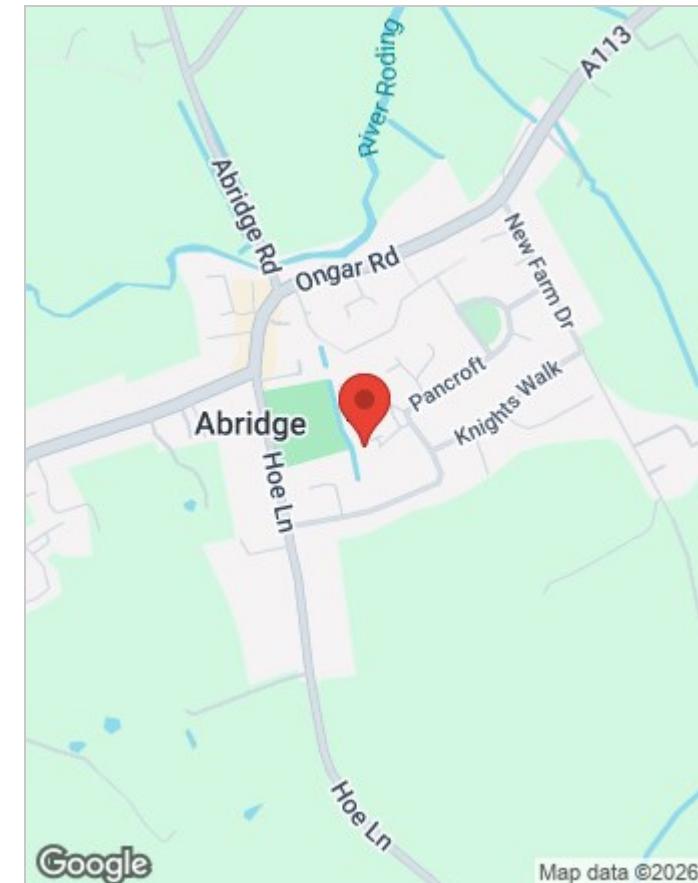
Total area: approx. 55.5 sq. metres (597.5 sq. feet)

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



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



Viewing

Please contact our Millers Office on 01992 560555

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 88 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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