



Abbotts Way, Oak Hill Road, Stapleford Abbotts, RM4 1JL

Price Range £725,000

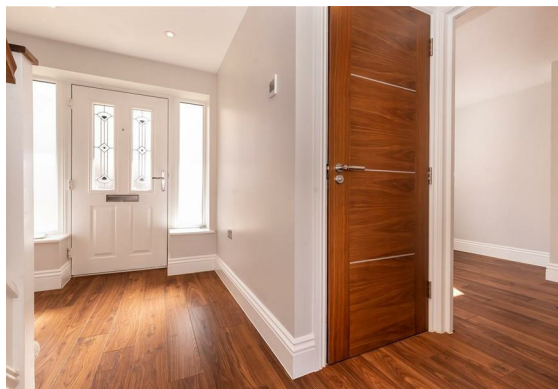
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MILLERS
ESTATE AGENTS

**** PRICE RANGE: £725,000 - £750,000**
**** FIVE BEDROOMS / THREE**
BATHROOMS * DETACHED *
BEAUTIFULLY PRESENTED * CHAIN FREE

We are delighted to offer for sale this almost new and individually designed, detached family residence offering five bedrooms and three bathrooms. The property offer a modern contemporary and stylish interior including a luxury fitted kitchen with AEG & Neff appliances. There is a surround sound speaker system inset the ceilings of the principle rooms. CCTV security system and burglar alarm. The property features walnut style flooring with matching doors and chrome trim and furniture. The accommodation is double glazed with PVC windows throughout and has Bi-folding doors leading to the rear gardens from the living room. The ground floor has underfloor heating an the remainder of the house is heated via radiators. The gardens are laid to lawn and have a patio area and are enclosed with wooden fencing. The property enjoys two allocated car parking spaces and a "Build Zone" structural warranty.

The village of Stapleford Abbotts provides two popular public house which includes "The Top Oak Pub" and a village convenience store, there is village primary schooling and an abundance of open countryside and farmland. The larger towns of Epping, Ongar, Brentwood and Romford are all within driving distance providing ample services and further transport connections including the A12 and M25.





GROUND FLOOR

Reception Hall

Cloakroom WC

6'2" x 2'10" (1.88m x 64.01m)

Study Room

9'7" x 8'3" (2.92m x 2.51m)

Fitted Kitchen

18'2" x 8'8" (5.54m x 2.64m)

Living Room

18'8" x 8'8" (5.69m x 2.64m)

FIRST FLOOR

Bedroom One

13'0" x 11'7" (3.96m x 3.53m)

En-suite Shower Room

9'2" x 5'2" (2.79m x 1.57m)

Bedroom Two

9'11" x 9'1" (3.02m x 2.77m)

Bedroom Five

9'1" x 9'1" (2.77m x 2.77m)

Family Bathroom

9'6" x 8'6" (2.90m x 2.59m)

SECOND FLOOR

Bedroom Three

10'5" x 9'3" (3.18m x 2.82m)

Bathroom

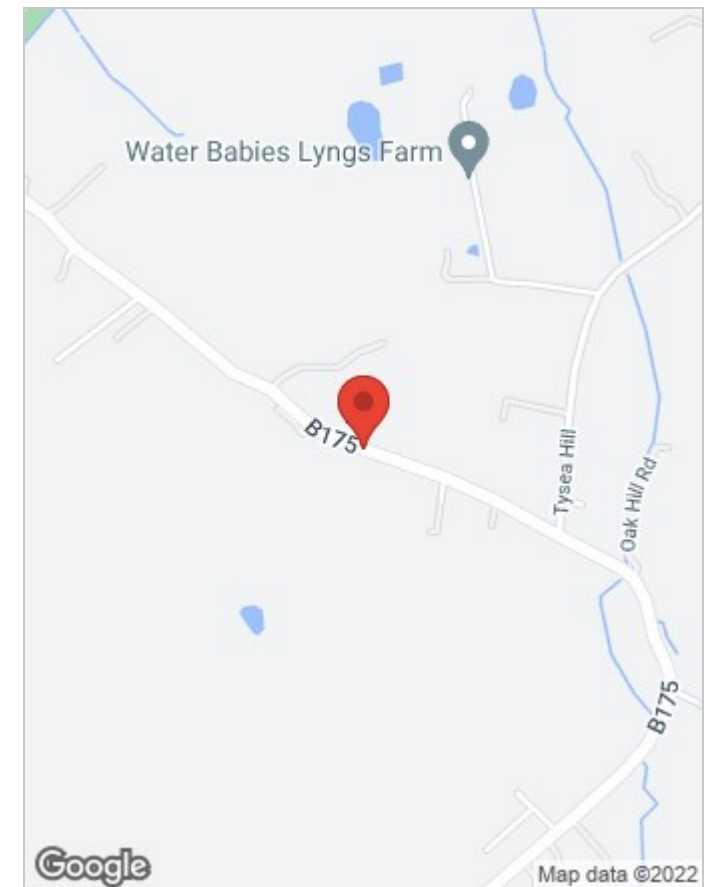
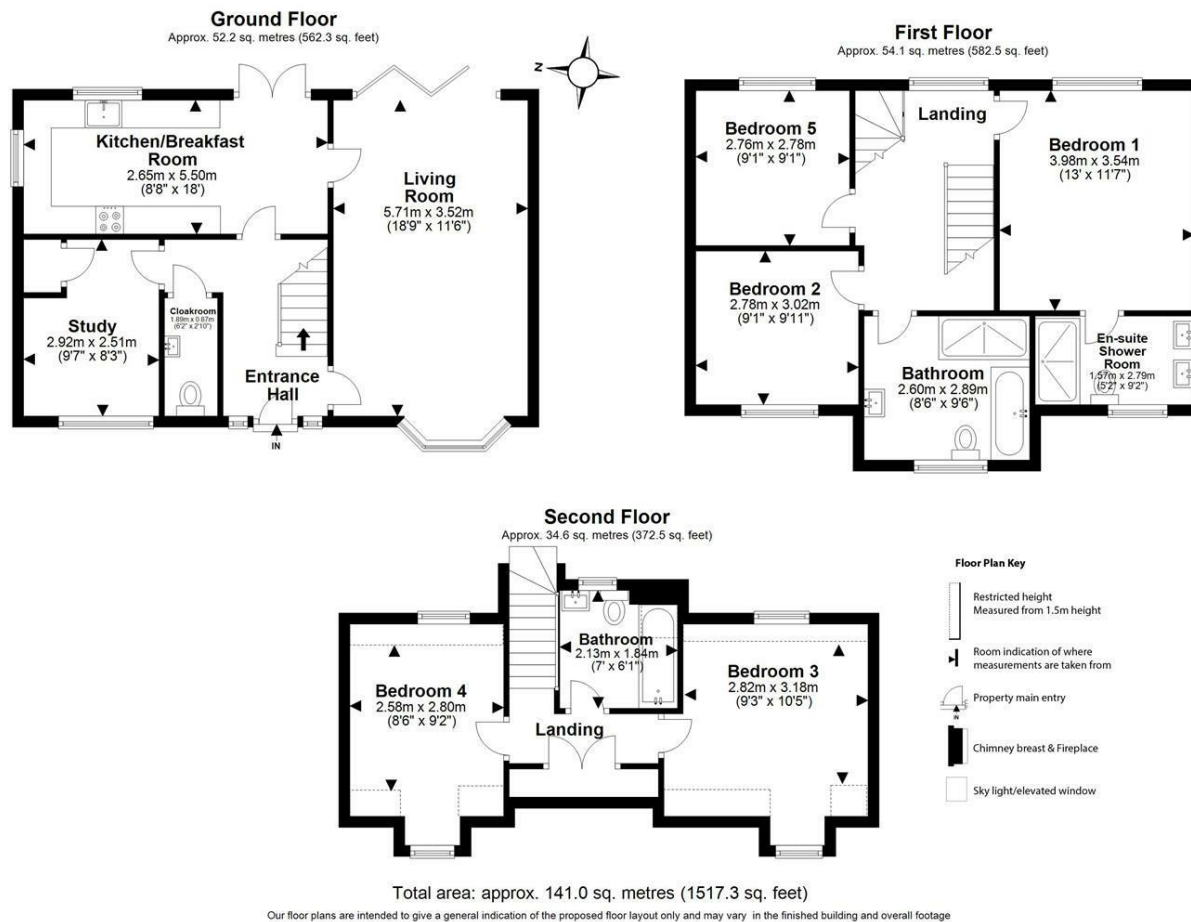
7'3" x 6'1" (2.13m x 1.85m)

Bedroom Four

9'2" x 8'6" (2.79m x 2.59m)

EXTERIOR

Private Parking Space



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