



**Field Close, Abridge**  
**Asking Price £539,995**



**MILLERS**  
ESTATE AGENTS

\* SECLUDED CUL-DE-SAC \* SEMI-DETACHED BUNGALOW \* STUNNING CONDITION \* TWO RECEPTION ROOMS \* TWO BEDROOMS \* CLOSE TO OPEN COUNTRYSIDE \* LARGE BLOCK-PAVED DRIVEWAY \* POTENTIAL TO EXTEND (STPP)

This beautifully extended two bedroom semi-detached bungalow is nestled in the heart of Abridge Village, offering a rare blend of privacy and convenience. Tucked away in a peaceful cul-de-sac, the property is just moments from local amenities, making it an ideal choice for those seeking both tranquillity and accessibility.

Stepping inside, a welcoming entrance porch opens to two generous double bedrooms, including a principal bedroom with a full range of stylish built-in wardrobes. The sleek three-piece bathroom features contemporary white sanitary ware. The beautifully finished kitchen, equipped with integrated appliances, flows into a bright conservatory currently used as a dining room, bathed in natural light. The cosy lounge opens onto the garden through double doors, creating a tranquil space to relax and enjoy the outdoors. These bungalows offer excellent potential for loft conversions and remodelling.

Outside, a block-paved driveway provides ample parking, with side access leading to the main entrance and a versatile garage, ideal for storage, a workshop, or motorbikes. The west-facing rear garden is mainly laid to lawn and features a paved seating area, offering a perfect spot to enjoy the afternoon sun.

Field Close enjoys a prime position in the heart of this charming village, just a short stroll from local public houses, the village deli, restaurants, and boutique shops. Abridge sits along the River Roding with access to open farmland, while the larger village of Theydon Bois and its Central Line station are approximately two miles away. The M11 is easily accessible at Loughton, a short drive from the property. The home is also ideally placed for Lambourne Primary School in Hoe Lane and the village cricket club and ground.





## GROUND FLOOR

### Living Room

11'2" x 14'0" (3.40m x 4.27m)

### Kitchen

9'3" x 6'7" (2.82m x 2.00m)

### Dining Room

10'6" x 11'6" (3.21m x 3.50m)

### Bedroom One

11'0" x 15'5" (3.35m x 4.70m)

### Bedroom Two

9'3" x 9'10" (2.82m x 2.99m)

### Bathroom

5'10" x 6'7" (1.78m x 2.01m)

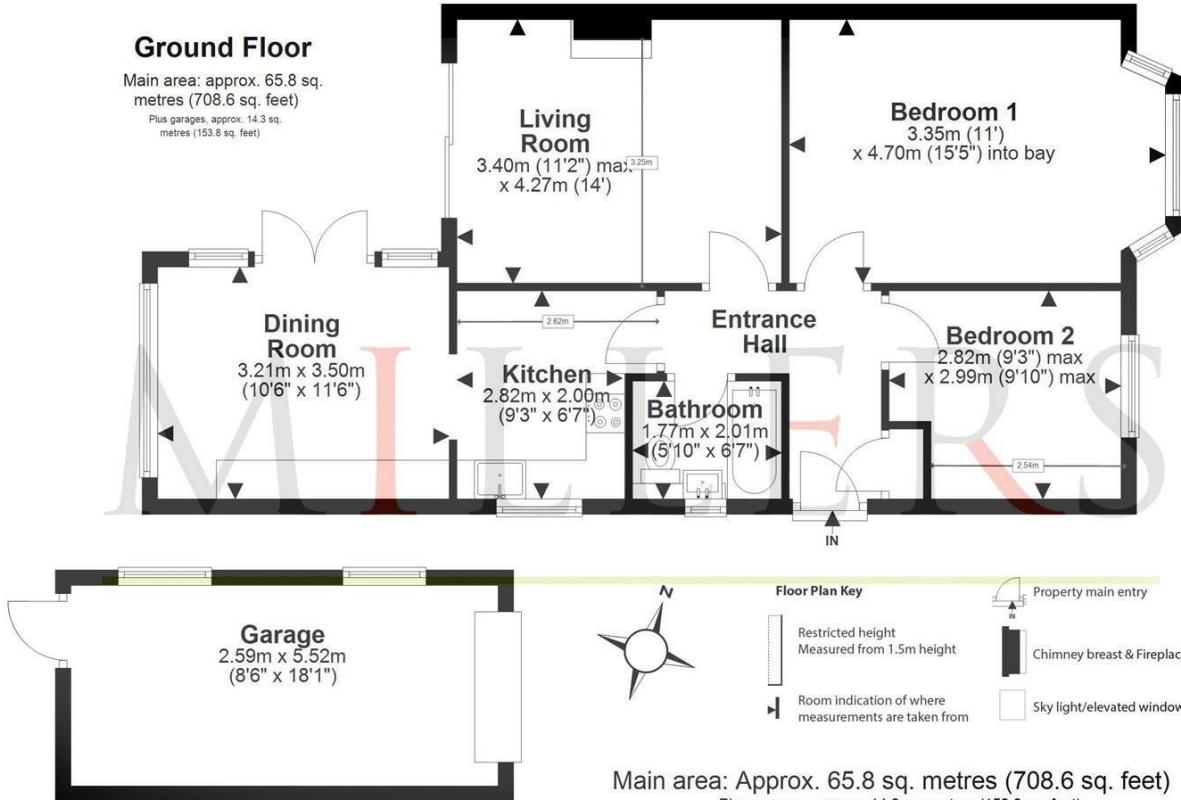
### Storage Garage

18'1" x 8'6" (5.51m x 2.59m)

### Rear Garden (max)

40'7" x 30'2" (12.37m x 9.19m)





Total area including garage : approx. 80.1 sq metres (862.4 sq feet)

## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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