

Glenmia Bournebridge Lane, Stapleford Abbotts, Romford,
RM4 1LT
Offers Over £450,000

bear
Estate Agents



Bear Estate Agents are delighted to offer for sale this two-bedroom detached bungalow, Glenmia, situated on Bournebridge Lane in the highly regarded village of Stapleford Abbotts. Set on a generous plot, the property offers ample parking for approximately 5-6 vehicles, a large garage, and tremendous scope for improvement, including a potential loft conversion, extension to create a third bedroom, or simply enjoying the flexibility of the existing two reception rooms. The home benefits from excellent privacy, with mature borders surrounding the plot, and would suit a growing family or those seeking space and future potential. 0.21 Acres.

The location combines a peaceful countryside setting with the convenience of nearby amenities. Stapleford Abbotts offers scenic local walks, open countryside, and a strong village feel, while Romford town centre is within easy reach, providing a wide range of shops, restaurants, leisure facilities, and rail connections into London. The area has seen positive local development in recent years and is considered to be on an upward trajectory, making it an attractive option for both owner occupiers and long-term buyers. Transport links are readily accessible, with Romford station and surrounding road networks offering practical connectivity to London and Essex.

Hallway

Textured ceiling with pendant ceiling light, loft access, wall mounted radiator and carpeted flooring throughout.

Kitchen

11'0 x 7'4

Double glazed window to the rear aspect, double glazed door to the conservatory, eye and base level units, sink, tiled splashbacks and tiled flooring.

Main Lounge

17'5 x 12'1

Carpeted flooring throughout, wall mounted lights, coving ceiling edge, French doors to the rear aspect leading to the rear garden, electric fire.

Dining Room

12'5 x 16'5

Carpeted throughout, coving to ceiling edge, pendant ceiling light, double glazed window to the front aspect, wall mounted radiator.

Mater Bedroom

11'8 x 16'3

Carpet throughout, coving to ceiling edge, pendant ceiling light, double glazed bay window to the front aspect.

Bedroom Two

8'5 x 3'11

Carpet throughout, coving to ceiling edge with pendant ceiling light, double glazed window to the side aspect.

Bathroom

9'11 x 6'1

Panelled bath, wash handbasin with hot and cold, WC, obscure window to the side aspect.

Garage

31'2 x 10'7

External Rear

The property benefits from a 127ft rear garden which is unoverlooked, featuring mature shrubs and offering ample room for extension, along with significant development potential and ideal for someone with an eye for detail and vision for potential.

Agent Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - F







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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