



Keith
Ashton Land & New Homes

Stapleford Road, Stapleford Abbotts
Romford

PLOT 4, WOODSIDE VIEW STAPLEFORD ROAD

Guide Price £800,000

Stapleford Abbotts Romford, RM4 1ER



** LAST FEW PLOTS REMAINING **

PLOT 4 – WOODSIDE VIEW – 4 Bedroom detached house – 1542 sq.ft of accommodation

We are delighted to bring to market this BRAND NEW 4-bedroom detached home set over 3 levels, offering both style and space, in a well-connected location on an exclusive and private development of just 9 detached family homes. 'Woodside View' has been thoughtfully designed to offer residents the things that matter most; benefitting from uninterrupted countryside views, open-plan living spaces for entertaining friends and family, and the highest quality finishes throughout.

Nestled between the towns and villages of Chigwell, Loughton and Theydon Bois to the West and Brentwood to the East; benefitting from a secluded, yet well-connected location, Woodside Farm is ideally placed to enjoy the rural setting and local amenities of Stapleford Abbotts which include The Rabbits Public House, Village Hall, Golf Club and the popular Stapleford Flight Centre offering both sightseeing flights and training. For the outdoor enthusiast, the village provides excellent scenic walks and cycle routes. All whilst still being well positioned for easy access to Central London from nearby train stations including Grange Hill, Theydon Mount and Romford offering fast and frequent services into London. An excellent choice of local schools are also close by including Stapleford Abbotts Primary Academy, Dame Tipping Primary School and Bower Park Academy Secondary School.

** 9 plots available, all 4 bed detached houses over 3 levels - prices range from £700,000 - £985,000 **

- BRAND NEW 4 BED DETACHED HOUSE
- 1542 SQ.FT OF ACCOMMODATION
- EN-SUITE SHOWER ROOMS TO TWO BEDROOMS
- MAIN FAMILY BATHROOM
- COUNTRYSIDE VIEWS
- LARGE KITCHEN / DINING ROOM
- SEPARATE LOUNGE & STUDY
- GREAT TRANSPORT LINKS

SPECIFICATION

KITCHENS:

- Modern Shaker Kitchens with handles
- Complementary light-coloured stone worktops and matching stone splashback
- 1.5 stainless undermount steel sink
- Sink tap in brushed steel
- Multi-gang switches for appliances

APPLIANCES: (HIGH-END RANGE OF VISIBLE APPLIANCES)

- Eye-level single combi-oven with grill and built-in microwave (Bosch)
- Induction 5-ring hob
- Extractor hood
- Fully integrated 70 / 30 split fridge/freezer
- Integrated full-size dishwasher
- Integrated washer/dryer (or separate washing machine / tumble dryer to utility if applicable)



INTERNAL FINISHES:

- Walls: Dulux Pure White/Neutral
- Ceilings: Dulux Pure Brilliant White
- Skirting / Architrave / Doors: White
- Staircase: Brilliant White with handrail and newel cap
- Contemporary stainless-steel Ironmongery
- Contemporary luxury carpets in all bedrooms
- LVT (Luxury Vinyl Tile) flooring
- Built in wardrobes to principle bedroom

CONNECTIVITY:

- BT Point to the living area

HEATING:

- Warm Water underfloor heating to the complete ground floor
- Radiators to first-second floor
- All heating by Modern Air Source Heat Pump

ELECTRICAL:

- White sockets and switches
- Low-energy downlighters in Kitchen, Bathrooms, entrance hallway and cloakrooms
- Ceiling-mounted smoke detectors
- USB plug sockets to bedroom, study space and kitchen

BATHROOM, EN-SUITES AND CLOAKROOMS:

- White contemporary sanitaryware fitted with chrome brassware
- Tiled Porcelain flooring
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Single tile splash-backs to cloakroom basins
- Thermostatically controlled exposed shower valve with fixed head in Ensuite & glass shower screens
- All en-suites have concealed cistern WC's with soft close (family bathroom has standard WC)
- Heated towel rails to bathroom and en-suites
- Shaver socket
- Vanity units with drawers in family and second floor bathrooms
- Led lighted mirror to family bathrooms (ensuite sinks are wall hung)



EXTERNAL DETAILS:

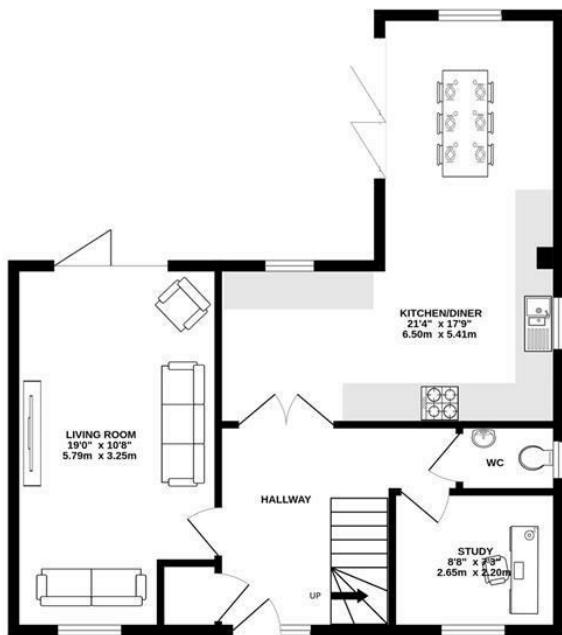
- LED light on a PIR sensor front
- Switched light to the rear
- UPVC windows
- Composite front door
- Front paths and rear garden paved
- Landscaping to front gardens and rear gardens part laid to lawn –
- Close boarded fencing
- External tap to all plots
- EV charging point to each home



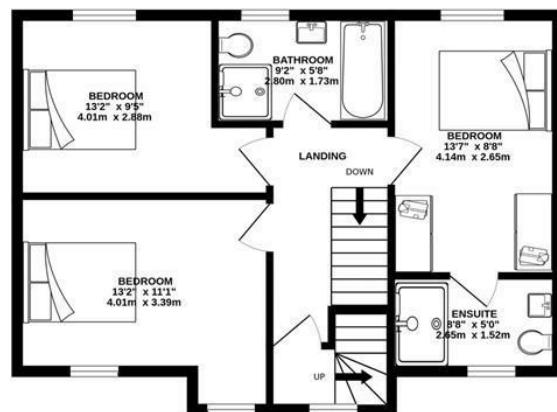
GENERAL:

- 10 Year New Build Warranty provided to all plots with Build Zone
- Remote controlled gated entrance

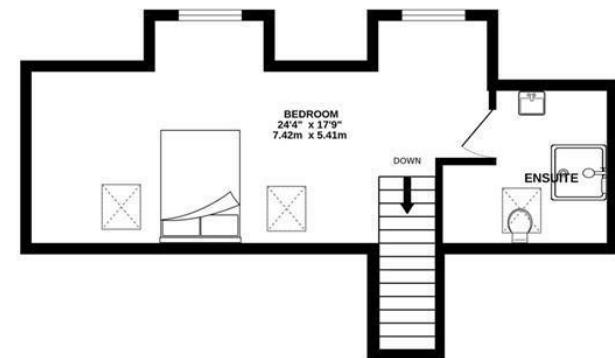
GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Romford
Council tax band: New Build
Post code: RM4 1ER

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

WE THE AGENT HAVE NOT TESTED ANY APPARATUS, FITTINGS OR SERVICES FOR THIS PROPERTY. THE PLOT SIZE IS INTENDED MERELY AS A GUIDE AND HAS NOT BEEN OFFICIAL MEASURED OR VERIFIED BY THE AGENT. PHOTOGRAPHS ARE FOR ILLUSTRATION ONLY AND MAY DEPICT ITEMS WHICH ARE NOT FOR SALE OR INCLUDED IN THE SALE OF THE PROPERTY.