



Keith  
Ashton

Oak Hill Road, Stapleford Abbots  
Romford





## 6 ABBOTTS WAY OAK HILL ROAD Stapleford Abbots Romford, RM4 1JL

Offers In Excess Of £1,000,000

With no onward chain and being set in a private gated development of just 8 other houses built in 2021, is this beautifully appointed, detached family home, offering 2379 sq.ft of living space over three levels. The property features FIVE double bedrooms, four en-suites and a family bathroom room, open plan living room, dining room and kitchen with separate utility room, ground floor cloakroom and a good-sized study. A landscaped, low maintenance garden is located to the rear and there is a fabulous, covered patio which runs the whole width of the property allowing you to enjoy the garden all year round. Parking is never an issue with a large block paved driveway providing parking for several vehicles and there is pedestrian access on both sides of the property through to the rear. This lovely home is within walking distance of the Village shop and the 'Top Oak' pub, and Theydon Bois Village is just a short drive away where you have access to the central line station into London. There are also good road links to the A12/M11 and the M25.

FIVE DOUBLE BEDROOMS

KITCHEN WITH APPLIANCES & SEPARATE  
UTILITY

FOUR EN-SUITES PLUS A FAMILY BATHROOM

ALARM SYSTEM WITH CCTV

2379 SQ.FT OVER THREE LEVELS

SEPARATE STUDY

STYLISH OPEN PLAN GROUND FLOOR LAYOUT

EXCELLENT PARKING ON A LARGE DRIVEWAY



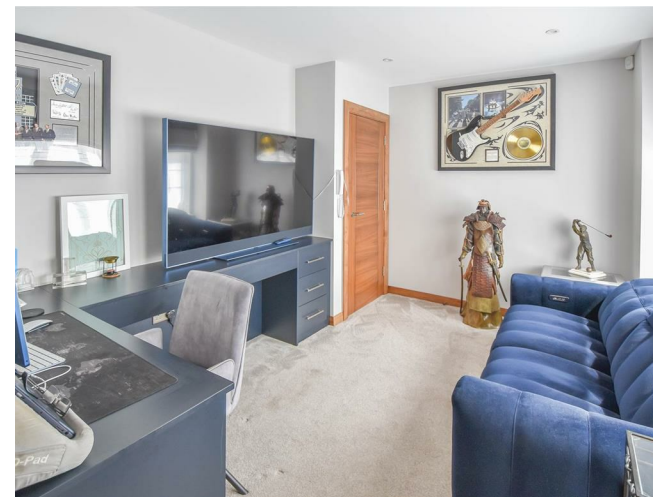




A central porch with double storage cupboard opens into a spacious hallway with attractive herringbone style parquet flooring which continues into the open plan living areas and cloakroom, with oak doors to all main rooms and stairs which rise to the first-floor level. A spacious study located at the front of the property offers applicants looking to work from home a quiet space away from the main living areas. There is a modern ground floor cloakroom with space saver basin and w.c. with hidden cistern. The remaining ground floor accommodation comprises of a lovely open plan set up with a relaxing living room with a red-brick fireplace and log burning stove as a lovely focal point. The lounge opens to a spacious dining area with bi-folding doors onto a fabulous, covered patio. For wine enthusiasts there is a large built-in wine chiller with glass storage cabinets and shelving. The dining room leads into a stylish kitchen with luxury 'Shaker' style wall and base units with downlighters and quartz work surface over. Integrated appliances include double oven, induction hob with extractor above, dishwasher, microwave and fridge freezer. There is further space for additional appliances in a separate utility room off the kitchen, which has been fitted with units and work surface to match those of the kitchen. There is underfloor heating throughout the ground floor and heating via radiators throughout the first and second floor levels. There is also a speaker system throughout the property.

Overall, there are FIVE double bedrooms, three of which are located on the first floor. The master bedroom is a lovely room with a walk-in dressing area with fitted wardrobes to each side. The dressing area leads to an en-suite bathroom with modern freestanding bath, his and hers wash hand basins, close coupled w.c. plus a separate corner shower cubicle with overhead rainfall shower and handheld attachment. This room has a beautiful and stylish hexagonal, dark tiled floor and marble effect tiling to the walls. There is a further en-suite shower room on this level along with a modern family bathroom. The first-floor landing has a double airing/linen cupboard and a further set of stairs which rise to the second-floor level where you have two further bedrooms, both with en-suites and a range fitted wardrobes.

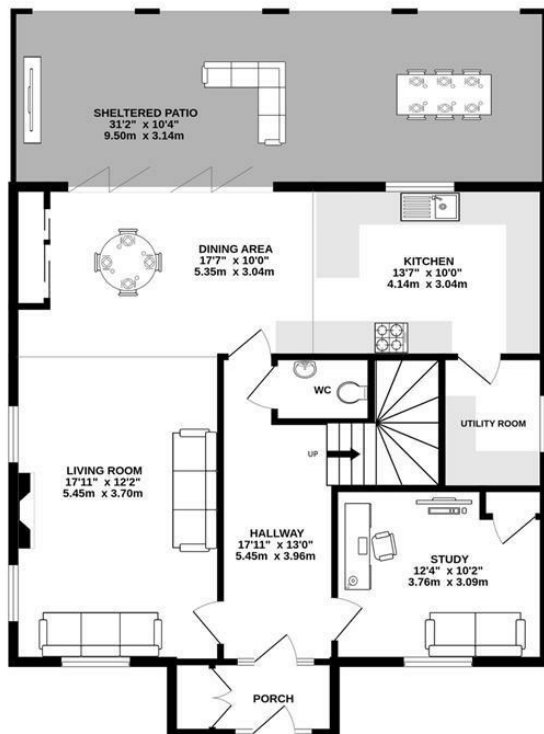
Externally, you have a low maintenance landscaped rear garden with artificial lawn and raised flower beds, well-stocked with a good selection of plants and shrubs. For garden storage there is a composite storage shed which will remain. To the immediate rear of the property there is a fabulous sheltered/covered patio area (31'2 x 10'4) with adjustable roof shutters and drop-down blinds, allowing you to fully enjoy the garden all year round. There is pedestrian access on either side of the property which give convenient access to the front. Here you will find a large block paved driveway which provides excellent off-street parking for several vehicles. The property also comes with a full alarm system with CCTV for peace of mind.



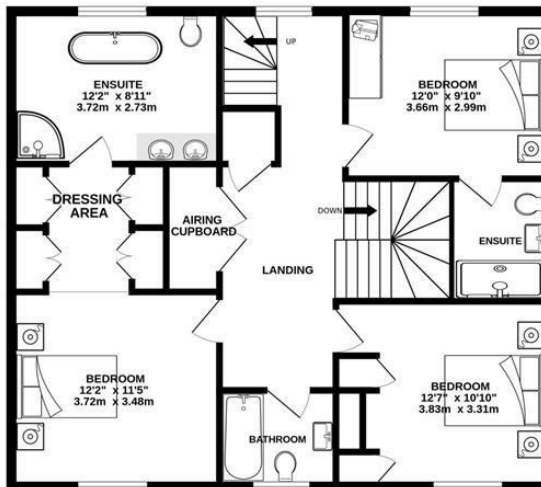




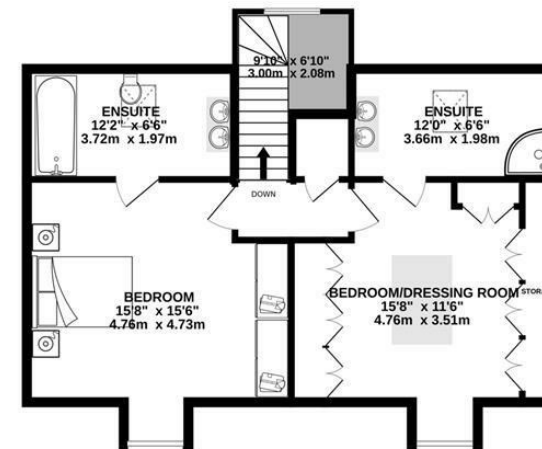
GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR  
880 sq.ft. (81.8 sq.m.) approx.

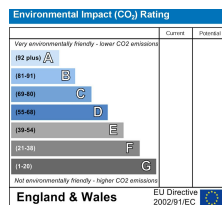
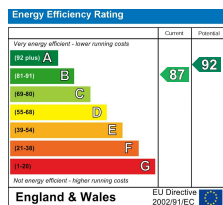


2ND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 2379 sq.ft. (221.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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SERVICES:  
Local Authority: Romford  
Council tax band: G  
Post Code: RM4 1JL

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

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](http://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 officially 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. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)



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