

## Directions

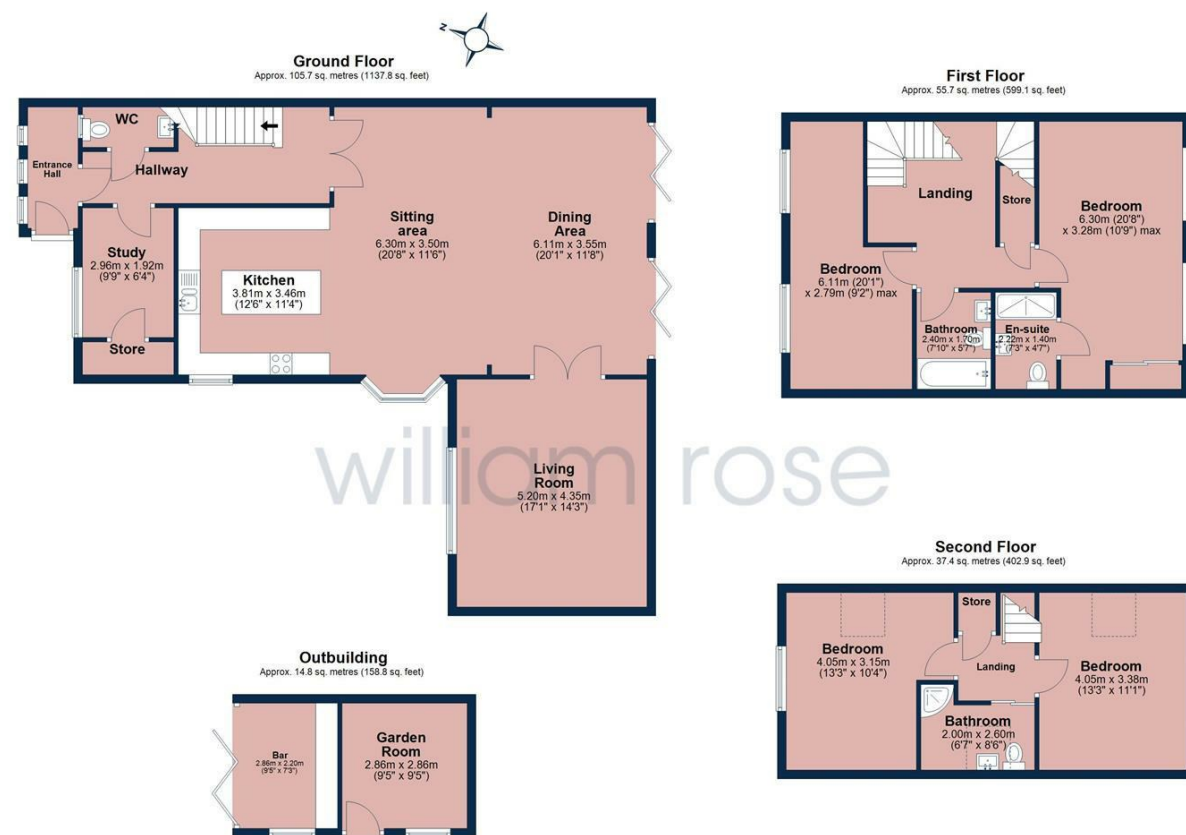
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>93</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	2002/91/EC



Total area: approx. 213.5 sq. metres (2298.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Oak Hill Road



5 Abbots Way Oak Hill Road, Stapleford Abbots, Romford, RM4 1JL

Offers In Excess Of £900,000

- \*\* Guide Price £900,000 - £1,000,000 \*\*
- Finished to a high standard
- Open-plan kitchen/diner
- En-suite to principal bedroom
- Driveway parking for a number of cars

- Private gated development
- Three floors of living space
- Bi-fold doors to garden
- Garden with bar & outbuilding
- Underfloor heating (ground floor)

## 5 Abbotts Way Oak Hill Road, Romford RM4 1JL

Guide Price £900,000 - £1,000,000 --- An impressive five bedroom detached residence, set within an exclusive private gated development in the heart of Stapleford Abbotts, offering beautifully designed accommodation arranged across three floors. This exceptional home combines contemporary styling with spacious, versatile living, ideal for modern family life.



Council Tax Band: F



Upon entering, you are welcomed by a generous entrance hall which sets the tone for the quality and space throughout. To the front, there is a well-proportioned study, ideal for home working or use as a studio. The ground floor has been thoughtfully designed to create a superb open-plan living environment, centred around a fully fitted contemporary kitchen which flows seamlessly into a dining area. Bi-folding doors open directly onto the rear garden, allowing natural light to flood the space and creating a perfect connection between indoor and outdoor living.

In addition, there is a separate living room featuring high ceilings and striking feature wall panelling, providing a more formal yet equally inviting space. A cloakroom and additional storage further enhance the practicality of the ground floor, making it perfectly suited for both everyday living and entertaining.

The first floor offers a spacious landing leading to two generously sized bedrooms. The principal suite benefits from its own en-suite shower room, while the remaining bedroom is served by a modern family bathroom.

The second floor provides two further double bedrooms along with an additional bathroom, offering excellent flexibility for growing families, guests, or multi-generational living.

Externally, the property enjoys a well maintained private rear garden, ideal for relaxation and entertaining, complemented by a patio area with a bar and outbuilding, perfect for use as a garden room or additional entertaining space. To the side, there is a driveway providing off-street parking for multiple vehicles.

Internally, the home is finished to a high standard throughout, featuring a luxury fitted kitchen, bespoke feature flooring, underfloor heating to the ground floor, integrated ceiling speakers in the principal rooms, as well as a CCTV system and burglar alarm.

This outstanding home offers a superb balance of style, comfort and practicality, all set within a desirable village location.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: B

Council Tax Band: Epping Forest Band F

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.