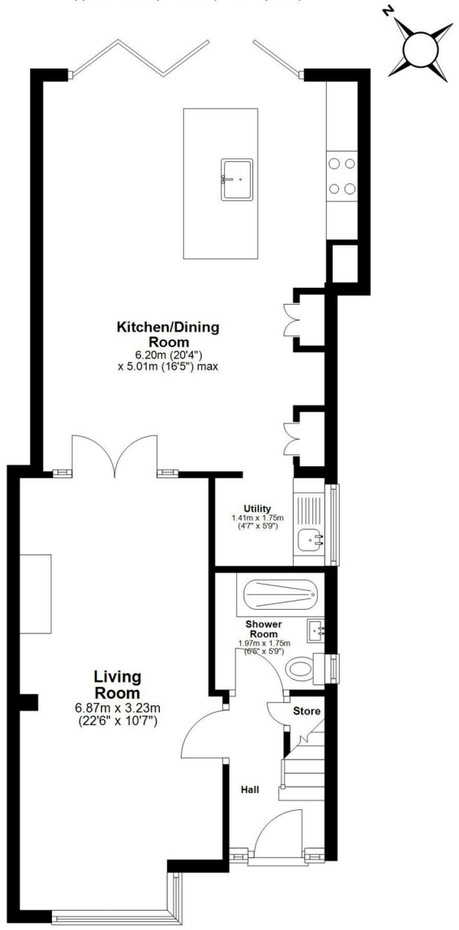
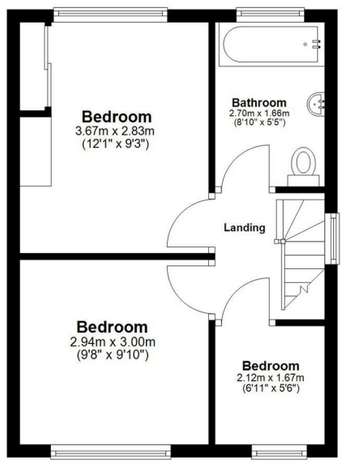
Ground Floor
Approx. 62.5 sq. metres (672.2 sq. feet)



First Floor
Approx. 31.6 sq. metres (340.3 sq. feet)



Outbuilding
Approx. 16.6 sq. metres (178.6 sq. feet)

Total area: approx. 110.7 sq. metres (1191.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

New Farm Drive

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020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908

New Farm Drive, Abridge

Offers In Excess Of £599,995 Freehold

- Semi-detached family home
- Two bathrooms
- 22 foot double reception room
- Separate utility room
- Off road parking and gated side access
- Three bedrooms
- Outstanding, uninterrupted views to the rear
- Large kitchen/diner family room of 20’4 in depth
- 180ft garden with two storerooms
- 0.5 Miles to Lambourne Primary School

11 Woodbine Place, Wanstead, London, E11 2RH
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New Farm Drive, Abridge

SOLD BY PETTY SON & PRESTWICH Located on the outskirts of the charming village of Abridge, this three-bedroom, two-bathroom semi-detached home offers expansive ground floor accommodation and uninterrupted rear views.

3 | 2 | 2 | D | Council Tax Band: E

Positioned on the edge of Abridge, this deceptively spacious family home enjoys breathtaking uninterrupted countryside views, while remaining just moments from the village's charming amenities. Lambourne Primary School is within easy reach, alongside a welcoming village hall hosting year-round events, a popular pub, café, restaurant and a local convenience store. Direct access to the surrounding fields and woodland sits just moments from the property, offering idyllic walks for families, runners and dog owners alike.

The home has been significantly extended to create exceptional ground floor living space, perfectly suited to modern family life. A generous dual reception room stretches over 22ft in depth, offering versatile areas for relaxing, dining and entertaining, complete with plantation shutters and air conditioning for year-round comfort.

Double glass doors lead through to the stunning open-plan kitchen/living/dining room, where bi-fold doors frame the garden and countryside beyond, seamlessly connecting indoor and outdoor living. The contemporary kitchen is beautifully designed with sleek gloss cabinetry, a large central island, integrated double ovens and space for an American-style fridge/freezer, while a separate utility room keeps everyday essentials tucked neatly away. A stylish ground floor shower room and WC complete the accommodation.

Upstairs, three well-proportioned bedrooms all feature plantation shutters, with the principal bedroom also benefitting from air conditioning. A fully tiled family bathroom serves the first floor.

Externally, the property continues to impress with a front driveway, gated side access and an exceptional rear garden. Expansive lawns, multiple patio areas and uninterrupted views across open fields and woodland create a truly tranquil setting. At the far end of the garden, a wisteria-covered pergola provides the perfect spot to unwind, accompanied by two substantial storage rooms.

EPC Rating: D66
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
22'6" x 10'7"

Kitchen/Dining Room
20'4" x 16'5"

Bedroom
12' x 9'3"

Bedroom
9'8" x 9'10"

Bedroom
6'11" x 5'6"