

Total Area: 106.7 m² ... 1148 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Reception Room
17'2" x 15'3"

Reception Room
8'11" x 11'2"

Kitchen
8'0" x 12'2"

Conservatory
15'1" x 12'2"

Bedroom
10'9" x 13'3"

Bedroom
10'11" x 8'3"

Bedroom
6'0" x 8'3"

Bedroom
6'2" x 10'0"

Family Bathroom
7'8" x 5'6"

Cloakroom WC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(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	



FIR TREES, ABRIDGE

Asking Price £475,000 Freehold
4 Bed House



Features:

- Semi Detached House
- Four Bedrooms
- Driveway
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Conservatory
- First Floor Bathroom & Ground Floor Shower Room
- No Through Road Location

A gorgeous four bedroom semi detached house in Abridge, a picturesque and quaint village a short distance from Epping Forest, Theydon Bois and Chigwell offering the perfect rural setting with excellent and quick connections into the metropolis. This house has perfect curb appeal thanks to the beautifully manicured front garden and separate driveway. With a large open plan living space, four bedrooms and a good sized garden for social gatherings, this home has a lot to offer.

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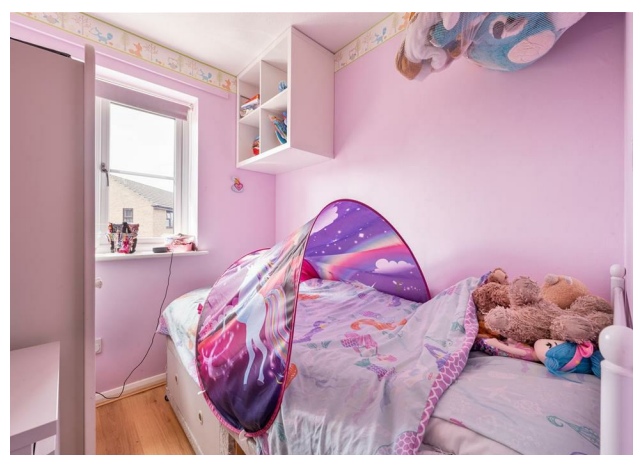
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IF YOU LIVED HERE:

Unfolding over 1148 square feet, you'll enjoy the spacious quality of this modern home. To the ground floor, your living space has a wonderful sense of fluidity with the open plan reception rooms opening into the bright and spacious conservatory and state of the art kitchen. Light wooden flooring underfoot creates a pleasing connection between the two rooms, and the option of tasteful wooden doors between the reception rooms mean you can also separate the spaces. The multi aspect conservatory is a wonderfully bright room, perfect for spending a relaxed evening overlooking your glorious garden. Ascend the few steps that lead out to that marvellous garden and you are on your patio - perfectly set up for alfresco dining and entertaining friends. You also have a lovely lawn, and high wooden fencing ensures privacy. Back inside, the kitchen is a smart and sleek affair, with an integrated oven, stylish white cabinets and wooden countertops, the slate grey flooring adding a rustic touch. You even have a downstairs wc, a great asset in any busy home! Moving upstairs, the bedrooms are brilliantly appointed offering a

wealth of versatile space. You have two brilliantly sized doubles, and two great sized singles - any of these could be used as a home office or playroom, depending on your families needs. The house is completed by a deluxe family bathroom, pristine in presentation with a sparking three piece suite, ample storage and stylish tiling.

WHAT ELSE?

- The village of Abridge has a distinct charm and appeal, with a convenience store close by to ensure you're never caught short on basics, there's also a cricket club and Ofsted rated 'Good' primary school within a short walking distance.
- You are brilliantly close to the M11 enabling smooth travel around the area and beyond.
- You have a brilliant local moments from your door, The New Boar Abridge, which also doubles as a boutique hotel. You'll love the restaurant which has an impressively curated menu, as well as a separate bar area.



WORD FROM THE OWNER...

"We love living in Abridge, and are located just a short walk from a local shop/post office, that is well stocked.

In recent years we have been on many local walks round local woodlands, and seen much of the wildlife on offer.

My son and I regularly play football on to local village hall football pitches. Abridge is a lovely community with lots of community events, and a facebook page where people support each other."

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