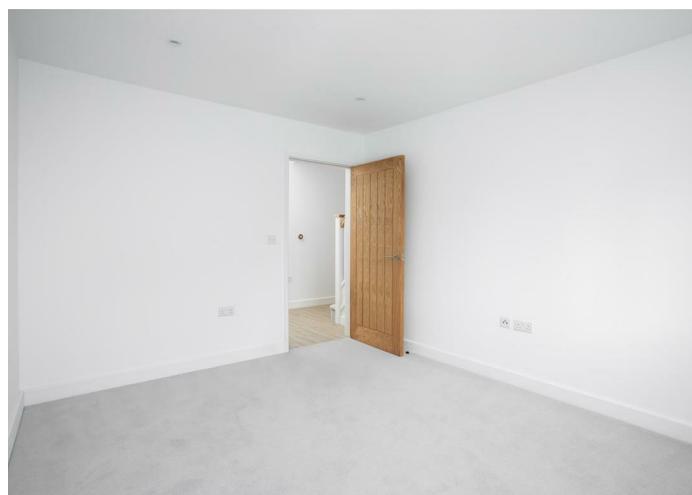




Willow Tree Close, Abridge, RM4

BUTLER & STAG



**Finished to exacting standards is this two/three bedroom detached house occupying an enviable position in a much sought after location.**



## **Freehold**

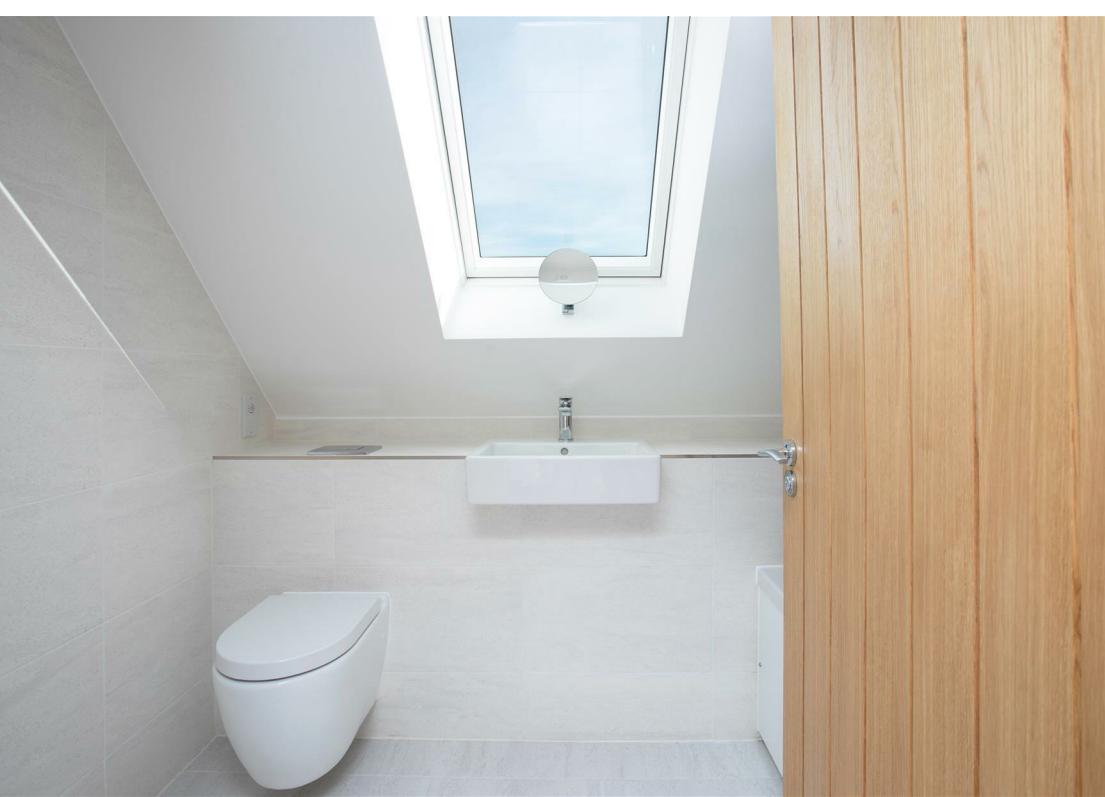
- Newly Built Three Bedroom Detached House
- Open-Plan Lounge/Kitchen
- High Specification Fittings
- Cul-De-Sac Turning
- Off-Street Parking
- Central Village Location

The versatile accommodation is spaciously arranged over two floors extending close to 1200 sq ft. The ground floor comprises of a welcoming entrance hall, a guest cloakroom, a large living room which also lends itself as bedroom three or home office. Of particular note is the simply stunning kitchen/dining room with solid laid wooden flooring, high gloss kitchen units with Smeg fitted appliances and double patio doors leading out onto the rear garden.

On the first floor there are two spacious double bedrooms complete with a family bathroom.

Externally, the rear garden has been landscaped to the highest of standards and is immediately met leading out from the lounge patio doors with a block paved patio, then laid to lawn to back of the garden. To the front aspect there is a block paved driveway for two vehicles.

Abridge village is in the South-West of Essex about 14 miles (23km) from Central London. It lies within the M25 orbital on the Roding Valley and is surrounded by a mostly rural area. Abridge village has a number of attractive listed buildings among which include a gastro pub and restaurant. The nearby village of Theydon Bois is about 1.6 miles (2.6km) from Abridge village and the larger town of Loughton is 4 miles (6.43km). Both have Central Line Tube Stations for direct access into the capital.



Willow Tree Close,

**Ground Floor**

Approx. 59.18 Sq. meters (637 Sq. feet)



Total area (Including Garage): approx. 143.34 Sq. meters (1543 Sq. feet)

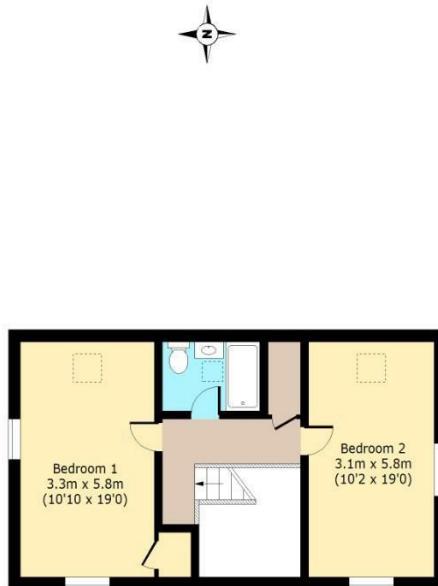
Total area (Excluding Garage): approx. 118.35 Sq. meters (1274 Sq. feet)

For illustration purposes only - not to scale

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**First Floor**

Approx. 59.18 Sq. meters (637 Sq. feet)



**IMPORTANT NOTICE** - These particulars have been prepared in good faith and they are not intended to constitute part of and offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

**BUTLER & STAG**

**01992 667666**

**4 Forest Drive, Theydon Bois, Essex, CM16 7EY**

**[theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)**

**[www.butlerandstag.uk](http://www.butlerandstag.uk)**