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P R I M E R E S I D E N T I A L

P R E S E N T S

Knights Walk, Abridge, Romford



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PRIME RESIDENTIAL

Knights Walk, Abridge, Romford

“ This beautifully presented three double bedroom semi-detached home has been extended to both the front and rear and renovated to a very high standard, creating a stylish and spacious property ideal for modern family living. Fully double glazed throughout, the home also benefits from off-road parking suitable for 4 cars and must be viewed internally to be fully appreciated.

The large welcoming entrance hallway features real oak flooring and provides access to the ground floor rooms, with beautifully carpeted stairs leading to the first floor that benefits from a large landing. To the rear is a stunning contemporary kitchen fitted with eye and base-level units, once again real oak wooden work surfaces, under-unit lighting and a sleek glass splash back. Integrated appliances include an oven, microwave, fridge/freezer, dishwasher and electric hob. The kitchen opens into an impressive dining and lounge area, flooded with natural light from rear and side windows, enhanced by spot lighting and oak flooring, with double doors opening onto the garden ideal for entertaining.

A separate utility room adds practicality and leads to a stylish ground-floor shower room, fitted with a shower cubicle, wall-mounted basin, WC, heated towel rail and storage.

Upstairs, the landing leads to three generous double bedrooms and a modern family bathroom. The main bedroom benefits from large fully fitted wardrobes, air conditioning unit and the remaining rooms are equally well presented. The bathroom features a bath with shower attachment, separate shower cubicle and contemporary fittings.

Outside, the low-maintenance rear garden offers decking, artificial lawn, mature shrubs, an outbuilding and gated side access. To the front is a paved driveway providing off-road parking, an EV charger and side access.

In accordance with the Estate Agents Act 1979, we must advise that the vendor is an Associate Partner of Elliott James Prime Residential.

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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



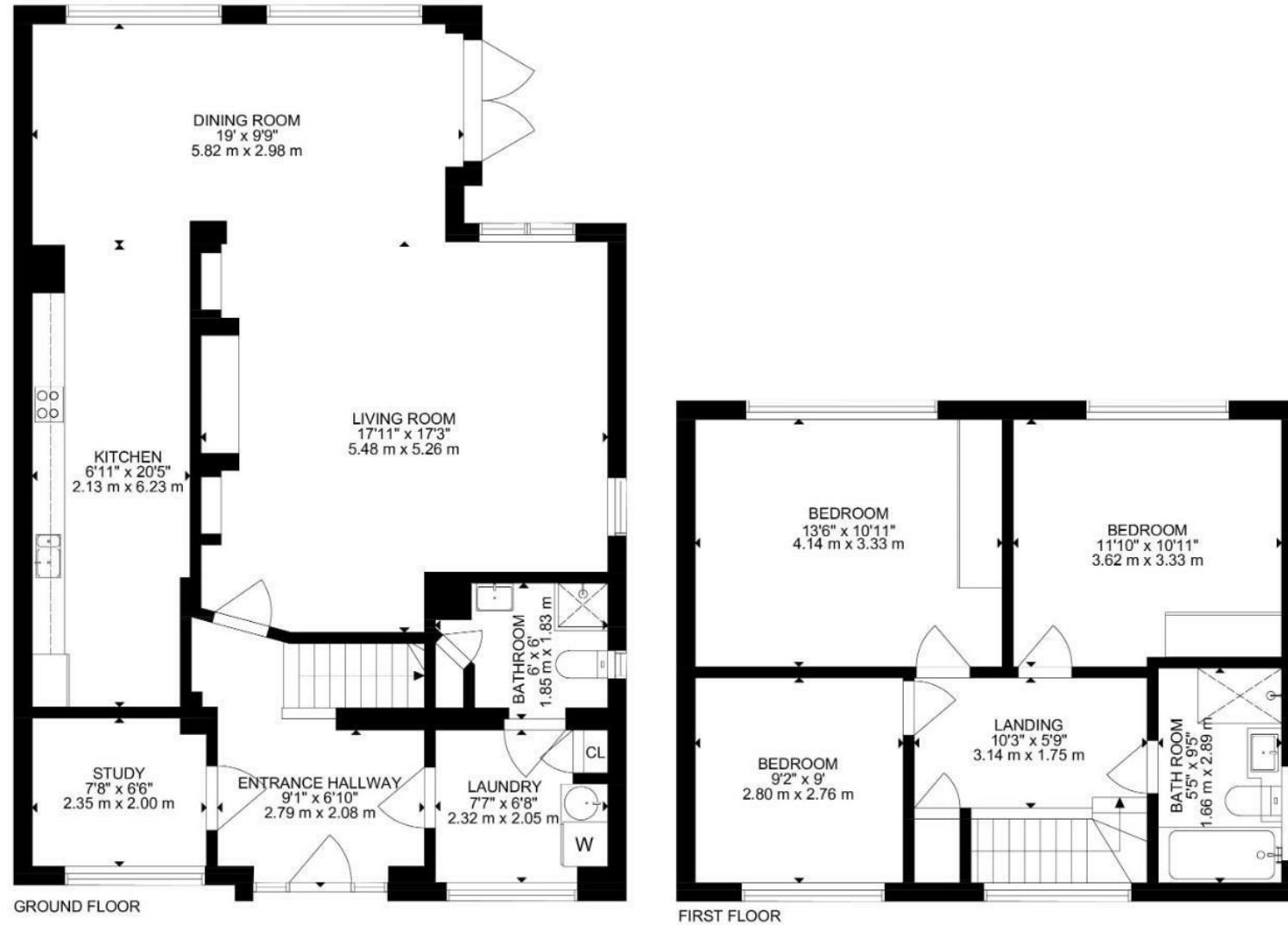
An unrestricted fully immersive walkthrough is available in our EJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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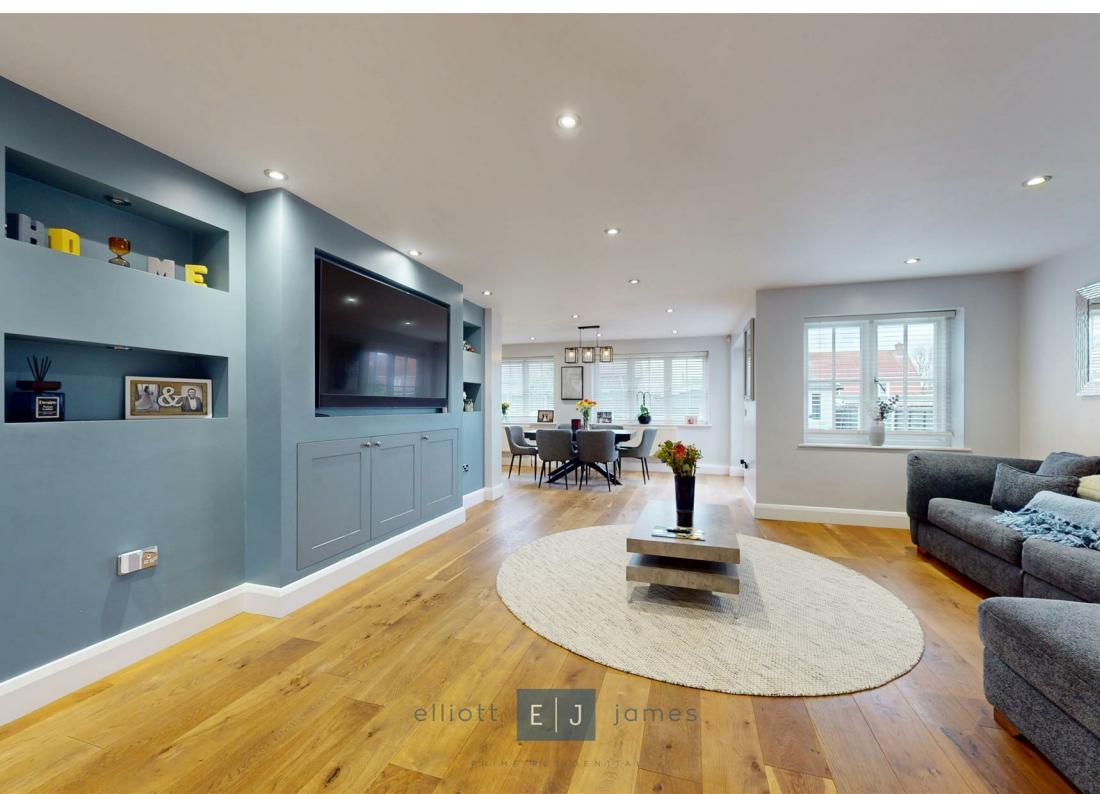
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Sqft 1410.00 sq ft	Type House - Semi-Detached	Style Modern Family Home
Bedrooms 3	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Council	Tax Band C

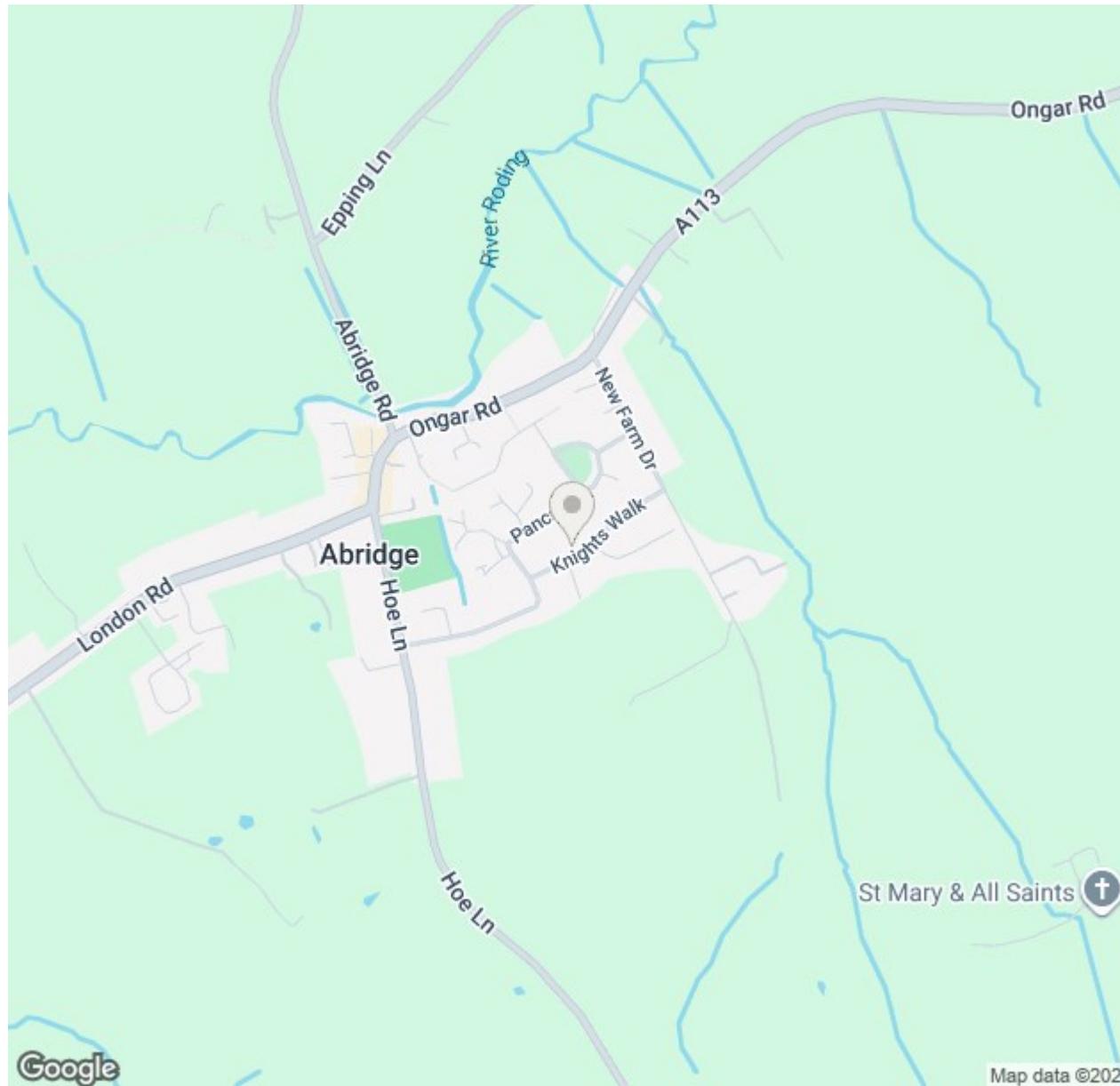
PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 82 m², 882 SQ FT, FIRST FLOOR : 49 m², 527 SQ FT
TOTAL: 131 m², 1410 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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