



Kyrema Oak Hill Road, Stapleford Abbots  
Romford

Guide Price £1,100,000



## Kyrema Oak Hill Road

Stapleford Abbots, Romford

Guide Price £1,000,000 - £1,200,000 Upon entering the property, you are welcomed into a spacious entrance hall that provides access to the principal ground floor rooms. To the front, there is a well-proportioned study, ideal for home working, along with a convenient guest WC.

- Integral Garage /Downstairs WC
- Spacious Living Room/Dining Area
- Well Presented Throughout
- Detached Family Home
- 2600 Sq Ft
- Six Bedrooms
- Study/Utility Room



The kitchen sits at the heart of the home, benefitting from direct access to a generous utility room and the integral garage. Flowing seamlessly from the kitchen is the dining room, perfectly suited for family gatherings and entertaining. Double doors open into the bright and inviting living room, which features access to the rear garden, creating a superb space for both everyday living and relaxation.

The first floor is arranged around a central landing, leading to four bedrooms. The principal bedroom enjoys the luxury of a private en-suite shower room, while two further double bedrooms provide ample accommodation. A fourth bedroom offers versatility as a single room or study. Completing this floor is a well-appointed family bathroom.

The second floor offers two exceptionally spacious double bedrooms, both enhanced by dormer windows. A central bathroom serves this level, making it ideal for older children, guests, or multi-generational living.

Externally, the property boasts a generous rear garden, providing a private outdoor retreat with plenty of space for entertaining, play, or relaxation. The integral garage and utility facilities add further practicality.

Set across three floors, this substantial six-bedroom home combines flexible accommodation with well-planned living space, making it perfectly suited for modern family life.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

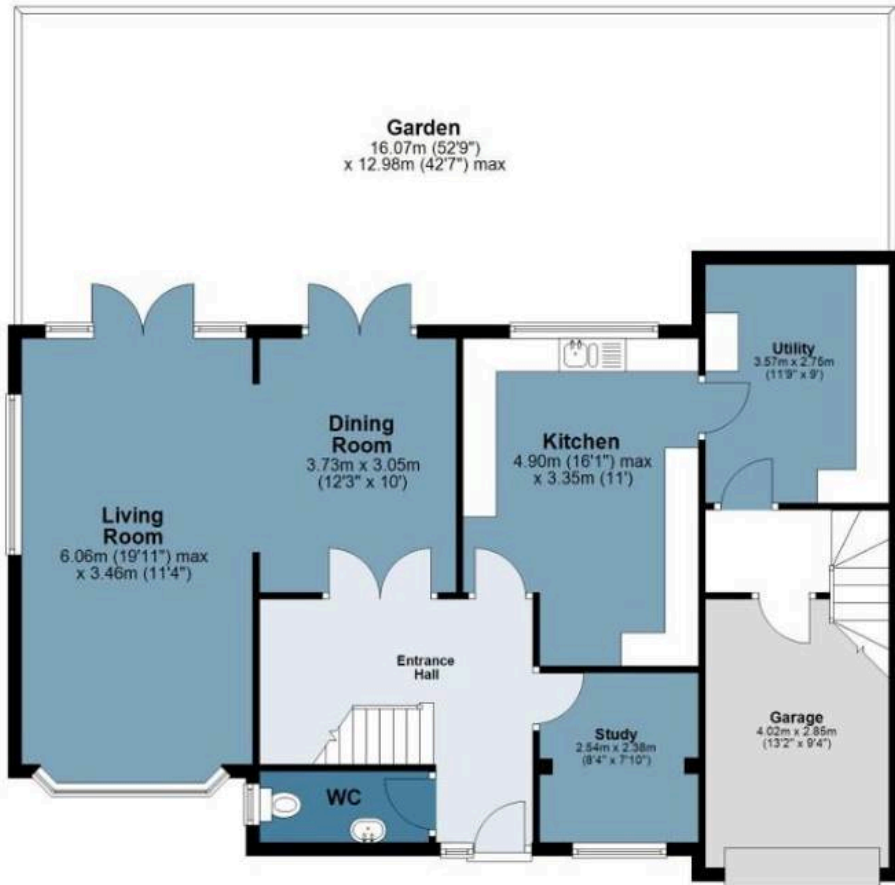
EPC Environmental Impact Rating: E







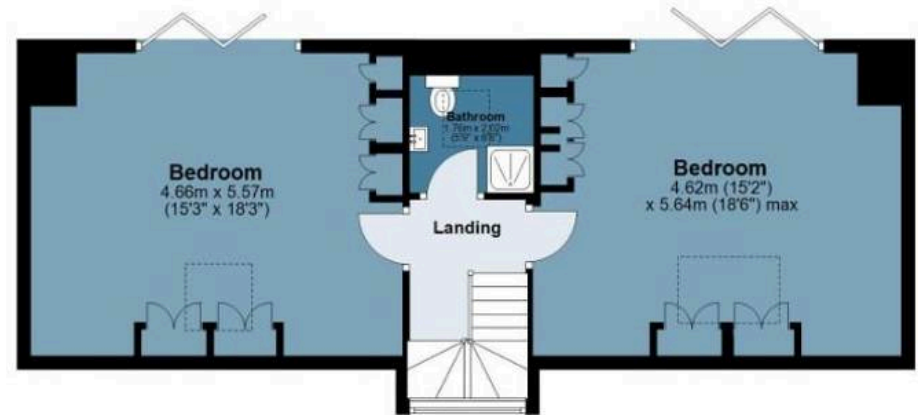
**Ground Floor**  
Approx. 96.5 sq. metres (1038.4 sq. feet)



**First Floor**  
Approx. 84.9 sq. metres (913.5 sq. feet)



**Second Floor**  
Approx. 60.4 sq. metres (650.4 sq. feet)



Total area: approx. 241.8 sq. metres (2602.3 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/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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