

BUTLER & STAG



3, Market Place, Abridge
Abridge

£600,000



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Abridge

Located in the picturesque village of Abridge, this beautifully presented four-bedroom family home offers spacious and modern living throughout. Recently refurbished t...

- Guide Price £600,000 £650,000
- South East Facing Garden
- Four Bedrooms
- Modern Interior
- Off Street Parking
- Spacious Lounge
- Detached Family Home





The ground floor welcomes you with a bright entrance hall leading to a stylish ground floor WC. The generously sized lounge features elegant wood flooring and French doors that open directly onto the garden, creating a seamless indoor-outdoor flow. A contemporary kitchen, fully fitted with modern appliances, also provides direct garden access—ideal for summer entertaining.

Upstairs, the landing provides access to the loft for additional storage. The principal bedroom boasts its own en-suite shower room, while three further bedrooms offer flexible accommodation, including a fourth bedroom perfect for a nursery, office, or guest room. The modern family bathroom includes a WC and separate shower, complemented by sleek, high-quality finishes.

Externally, the rear garden is thoughtfully designed with a patio area leading to a lawn, a large raised decking area ideal for alfresco dining, and convenient side access. To the front, the property benefits from off-street parking for two cars and an integral garage.

This fantastic home is ideally situated in the heart of Abridge, offering a tranquil village lifestyle with excellent access to local amenities and transport links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



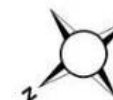




White Hall

Approx. Gross Internal Area 105.8 Sq M (1139.3 Sq Ft)

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Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



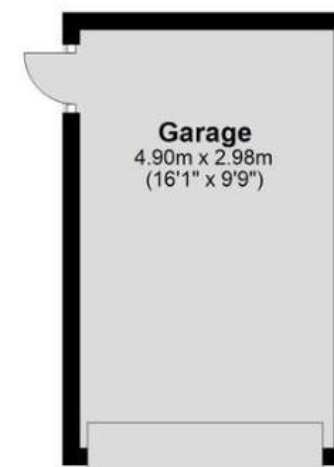
First Floor

Approx. 48.1 sq. metres (517.2 sq. feet)



Outbuilding

Approx. 14.6 sq. metres (157.2 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an 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.

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