



ROUNDHILLS, WALTHAM ABBEY, ESSEX

TENURE: FREEHOLD

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Introduction

ROFFEYS presents this spacious, three double-bedroomed, semi-detached house available as a chain-free sale. The property was constructed circa 1970 and has remained under the same family ownership since. It is now ready for a new owner to upgrade fittings and make cosmetic improvements, which is taken into account by the property's realistic asking price.

The accommodation on the first floor includes three double bedrooms, the main bedroom of which has the potential to be converted into two bedrooms to make this a four-bedroomed property, as required. The two bedrooms to the rear enjoy views over open parkland, with Epping Forest across the skyline. On this level there is also the family bathroom which features a four-piece bathroom suite and a separate shower cubicle.

The entrance hall to the ground floor has a built-in cloaks cupboard and there is also a separate w.c. The good-sized kitchen / breakfast room has a partially open-plan design to the entrance hall and displays an extensive range of fitted cupboard space, as well as a serving window to the adjoining lounge/dining room.

Summary

- Three good-sized bedrooms
- Large kitchen / breakfast room
- Spacious open-plan lounge / diner
- Ground floor cloaks/wc
- Four-piece bathroom suite
- Low-maintenance rear garden
- Backing onto open parkland
- Garage plus parking for two cars
- Selling with vacant possession
- Exclusive to ROFFEYS



One of the property's features is the spacious lounge / dining room with feature fireplace, wall light points, and a staircase to one corner leading to the first-floor landing.

The rear garden has a low-maintenance design with paved terracing and artificial grass. It benefits from a south-easterly aspect with space to erect a summerhouse, or home office at the far end. The curtilage to the side of the house provides access to the front garden which has hard standing for parking two vehicles, as well as providing access to the property's garage.

GROUND FLOOR:-

ENTRANCE HALL

14' 10" x 5' 10" max. (4.52m x 1.78m)

GUEST WC

5' 5" x 2' 8" (1.65m x 0.81m)

KITCHEN / BREAKFAST ROOM

16' 9" x 12' 11" (5.11m x 3.94m)

LOUNGE / DINING ROOM

27' 9" x 19' 4" max. (8.46m x 5.89m)

'L'- SHAPED LANDING

9' 9" max. x 7' 6" max. (2.97m x 2.29m)

BEDROOM ONE

19' 5" max. x 10' 1" max. (5.92m x 3.07m)

BEDROOM TWO

11' 4" x 9' 8" (3.45m x 2.95m)

BEDROOM THREE

10' 0" x 7' 8" (3.05m x 2.34m)

BATHROOM

8' 2" x 6' 3" (2.49m x 1.91m)

REAR GARDEN

50' 0" x 23' 0" (15.24m x 7.01m) approx.

FRONT PARKING SPACE AND GARAGE

ADDITIONAL INFORMATION:-

Tenure: Freehold

Council Tax Band: D

Borough: Epping Forest

Energy rating (EPC): D - Potential B



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 136 sq m (1,460 sq ft)



Total area: approx. 135.9 sq. metres (1462.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

YOU MAY BE ASSURED

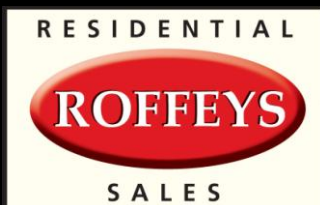


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