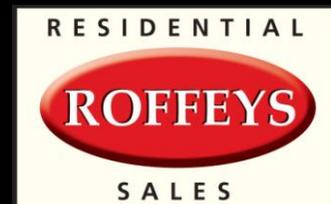




DEER PARK WAY, WALTHAM ABBEY, ESSEX

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Introduction

ROFFEYS presents this tastefully decorated link-detached residence offering three good double bedrooms, including the main bedroom having built-in wardrobe space and a large en-suite bathroom with separate shower. On the first-floor there is also a family bathroom and good length landing with built-in storage cupboard, and access to the loft space providing additional storage area.

To the ground floor the entrance hall provides access to the guest cloakroom/wc, a well-proportioned living room and the kitchen / diner which is open plan in design making it ideal for family gatherings. The kitchen area features a range of contemporary units finished in white with integrated domestic appliances. From the dining area access is provided to the property's delightful garden enjoying a southerly aspect, with direct access to the detached garage and adjoining car port.

The detached garage has double-opening garage doors and a pull-down retractable loft ladder to a loft space suitable for storage. Immediately to the front of the garage is the lengthy car port, screened from the road by an automated roller door. From the car port there is also a side gate opening to the rear garden.

Summary

- Link-detached residence
- Three double bedrooms
- Large en-suite bathroom
- Well-proportioned lounge
- Open-plan kitchen / diner
- Attractively-designed garden
- Detached garage with loft space
- 26ft. car port with auto roller door
- Well-presented interior
- Exclusive to ROFFEYS



APPROXIMATE GROSS INTERNAL AREA: 101 sq.m (1087 sq.ft.)
Plus outbuildings approx. 28 sq.m (307 sq.ft.)

Deer Park Way lies to the southern edge of Waltham Abbey and a nearby footbridge provides direct access onto the wonderful, peaceful environment afforded by the open space of Gunpowder Country Park.

GROUND FLOOR:-

ENTRANCE HALL

11' 8" x 7' 0" (3.56m x 2.13m)

GUEST CLOAKROOM / WC

6' 4" x 2' 9" (1.93m x 0.84m)

LOUNGE

15' 2" x 11' 1" (4.62m x 3.38m)

KITCHEN

9' 0" x 8' 3" (2.74m x 2.51m)

OPEN PLAN DINING AREA

12' 1" x 8' 4" (3.68m x 2.54m)

FIRST FLOOR- LANDING

14' 0" x 6' 5" (4.27m x 1.96m)

MAIN BEDROOM

12' 0" x 10' 10" (3.66m x 3.3m)

EN-SUITE BATHROOM

8' 4" max. x 6' 8" (2.54m x 2.03m)

BEDROOM TWO

12' 9" x 10' 1" (3.89m x 3.07m)

BEDROOM THREE

12' 8" x 7' 2" (3.86m x 2.18m)

FAMILY BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m)

EXTERIOR:-

REAR GARDEN

35' 0" x 32' 0" (10.67m x 9.75m) approx.

DETACHED GARAGE

17' 0" x 9' 0" (5.18m x 2.74m)

CAR PORT

26' 0" max. x 9' 3" (7.92m x 2.82m)

FRONT SHRUB BORDER

ADDITIONAL INFORMATION :-

Tenure: Freehold

Council Tax Band: E

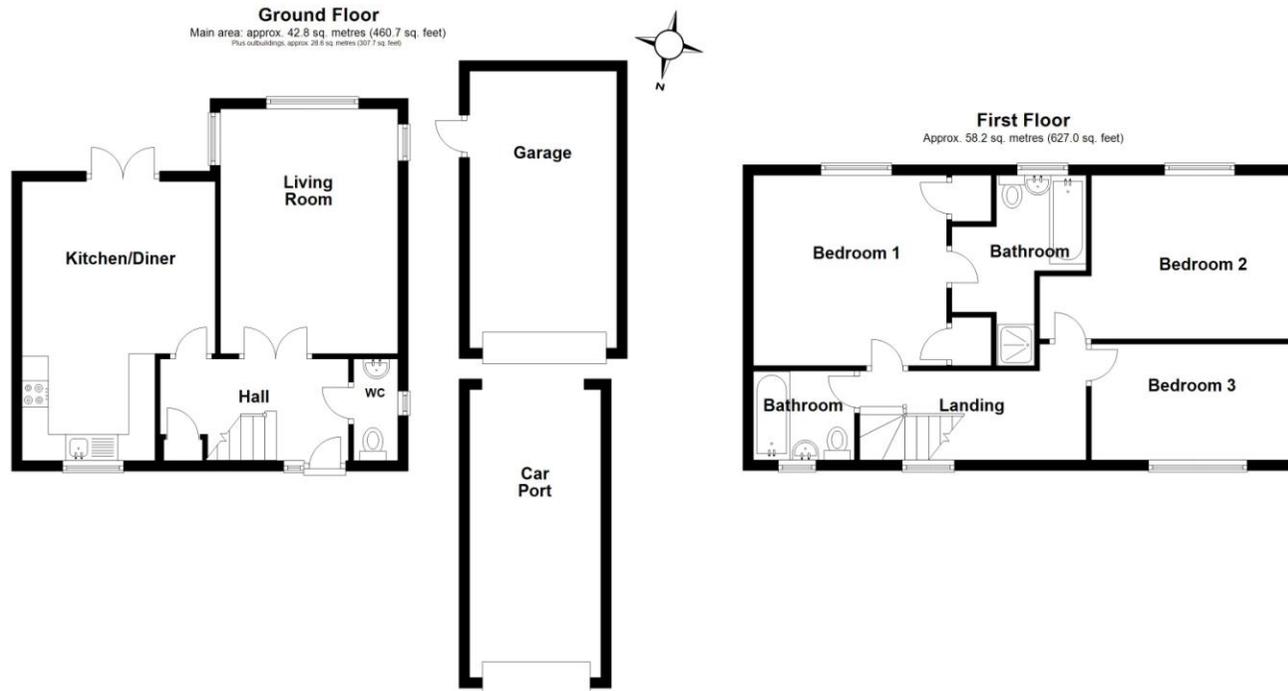
Energy Rating (EPC): 70 (C) Potential 86 (B)

Local Authority: Epping Forest District Council

Plot / Land Area: 0.05 acres (198 sq.ft.) approx.



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 101 sq m (1,087 sq ft)



Main area: Approx. 101.1 sq. metres (1087.7 sq. feet)
Plus outbuildings, approx. 28.6 sq. metres (307.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

YOU MAY BE ASSURED

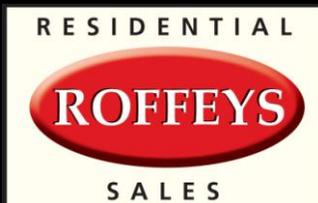


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