

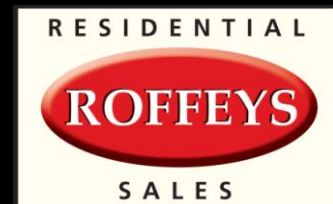


STONEY BRIDGE DRIVE, WALTHAM ABBEY, ESSEX

TENURE: FREEHOLD

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Introduction

ROFFEYS presents this excellent, modern townhouse with accommodation over three floors, including four good-sized bedrooms and two bathrooms. The tastefully presented accommodation features a stunning new kitchen installation, together with a stylish new guest cloakroom/wc suite, both of which are likely to impress.

On the ground floor the L-shaped entrance hall leads to a most impressive, newly installed kitchen / breakfast room, as well as the dining room with door opening to the neat and attractive rear garden. The larger than average guest cloakroom / wc is also on this level and new laminated flooring extending throughout provides a stylish and practical finish.

To the first-floor landing there is a built-in airing cupboard housing a Heatrae Sadia Megaflo domestic hot water system. The accommodation on this level includes the good-sized, well appointed, living room benefitting from a dual aspect. The third and fourth bedrooms, the latter having a range of fitted bedroom furniture, are also on this level as well as the tiled, family bathroom with separate rainfall shower.

The second floor is where the main bedroom is located, with built-in wardrobe space and shower room en-suite. The shower room features a trendy table-top wash basin, and shower enclosure with 1000mm shower tray.

Summary

- Four bedrooms
- Two bathrooms
- New kitchen installation
- New Cloaks/wc installation
- New laminated flooring
- Two reception rooms
- Front and rear gardens
- Integral garage + driveway
- Chain-free sale
- Exclusive to ROFFEYS



The second bedroom is also on this level and has a front aspect dormer window providing views to the east towards open land. This bedroom has a range of contemporary fitted bedroom furniture to two walls.

The property has parking space to the front driveway extending to approximately 32ft (9.5m) serving the integral garage. There is also a garden area displaying a variety of attractive shrubs.

GROUND FLOOR:-

ENTRANCE HALL - 'L' SHAPED

11' 5" x 6' 8" (3.48m x 2.03m) + 16'8 x 3'7 (5.08m x 1.09m)

GUEST CLOAKROOM / WC

7' 10" x 4' 4" (2.39m x 1.32m)

KITCHEN / BREAKFAST ROOM

15' 0" max. x 13' 6" (4.57m x 4.11m)

DINING ROOM

14' 10" x 9' 2" (4.52m x 2.79m)

FIRST FLOOR:-

LANDING 16' 8" x 6' 8" max. (5.08m x 2.03m)

LIVING ROOM

19' 6" max. x 17' 7" max. (5.94m x 5.36m)

BEDROOM THREE

12' 10" x 7' 9" (3.91m x 2.36m)

BEDROOM FOUR

11' 1" x 7' 10" (3.38m x 2.39m)

FAMILY BATHROOM

8' 6" x 6' 6" (2.59m x 1.98m)

SECOND FLOOR:-

LANDING 7' 3" x 5' 6" (2.21m x 1.68m)

BEDROOM ONE

13' 4" x 11' 0" max. (4.06m x 3.35m)

EN-SUITE SHOWER ROOM

8' 0" x 3' 10" (2.44m x 1.17m)

BEDROOM TWO

12' 10" x 8' 3" (3.91m x 2.51m)

EXTERIOR:-

REAR GARDEN

31' 0" x 22' 0" (9.45m x 6.71m) approx.

FRONT GARDEN

32' 0" (9.75m) approx. length

INTEGRAL GARAGE

17' 0" x 7' 9" (5.18m x 2.36m)

GENERAL INFORMATION:-

Council Tax Band: F

Energy Rating (EPC): C

Borough: Epping Forest

Tenure: Freehold

Service Charge: approx. £120 per annum

Ground rent: Peppercorn



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 125 sq m (1,346 sq ft)



Total area: approx. 145.9 sq. metres (1570.2 sq. feet)

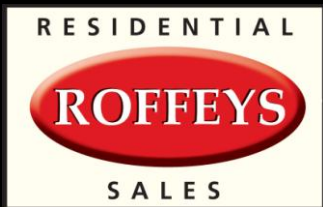
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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