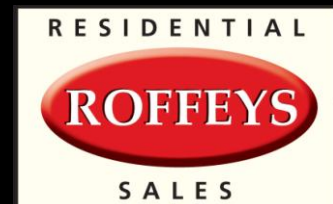




ROUNDHILLS, WALTHAM ABBEY, ESSEX

roffeys.net

Property Professionals *Since 1988*





For an appointment to view call 01992 788088
or email enquiries@roffeys.net

Introduction

ROFFEYS presents this spacious, semi-detached, chalet-style family home occupying a large corner plot encompassing gardens to three sides.

The accommodation on the first floor includes three double bedrooms and an attractive, recently installed bathroom suite featuring large corner bath. The landing has built-in storage space offering potential to convert to provide an en-suite facility to one of the bedrooms.

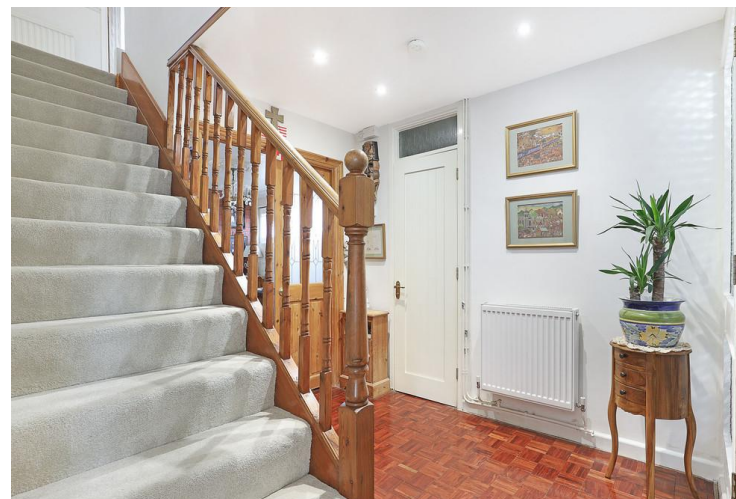
To the ground floor an enclosed entrance porch opens to the hallway which provides access to the living space and a modern, tiled shower room. The original garage, converted to provide additional living space, has an attractive front aspect bow window. Presently used as a separate reception/family room, this space could alternatively be utilised to provide an ideal double-sized fourth bedroom, as required.

The remaining accommodation on the ground level includes good-sized open plan living/dining space, kitchen, and a conservatory with access to the rear gardens.

The property has an overall plot / land area of approximately 0.08 acres (339 sq.m.) and an internal area of approximately 1330 sq.ft. (123 sq.m.).

Summary

- Semi-detached chalet-style
- 3 (possibly 4) bedrooms
- Large three-sectioned corner plot
- Converted garage
- Open-plan living space
- Bathroom AND shower room
- Conservatory to rear
- Parking space to front
- Popular development



It has remained in the same family ownership for the past twenty-seven years and lies close to open parkland to the south-east of this popular, local residential development constructed around the early 1970's.

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

11' 4" x 8' 3" (3.45m x 2.51m)

SHOWER ROOM

7' 10" x 2' 11" (2.39m x 0.89m)

RECEPTION ROOM / FOURTH BEDROOM

17' 0" x 12' 2" max width (5.18m x 3.71m)

LOUNGE AREA

17' 2" x 12' 2" (5.23m x 3.71m)

DINING AREA

11' 7" x 8' 1" (3.53m x 2.46m)

KITCHEN

10' 12" x 8' 1" (3.35m x 2.46m)

CONSERVATORY

14' 5" x 9' 2" (4.39m x 2.79m)

FIRST FLOOR - LANDING

10' 1" x 7' 0" (3.07m x 2.13m)

BEDROOM 1

12' 3" x 11' 7" (3.73m x 3.53m)

BEDROOM 2

11' 10" x 8' 4" (3.61m x 2.54m)

BEDROOM 3

12' 3" x 8' 1" (3.73m x 2.46m)

BATHROOM

8' 1" x 7' 1" (2.46m x 2.16m)

EXTERIOR:-

REAR GARDEN

34' 0" x 15' 6" (10.36m x 4.72m)

SIDE PAVED TERRACE

28' 0" x 21' 0" (8.53m x 6.4m)

SIDE LAWN (TAPERS IN WIDTH)

40' 0" x 30' 0" max width (12.19m x 9.14m max.)

FRONT PARKING SPACE

OVERALL PLOT APPROX. 0.08 ACRES (339 SQ.M.)

ADDITIONAL INFORMATION:-

Tenure: Freehold

Council Tax Band: D

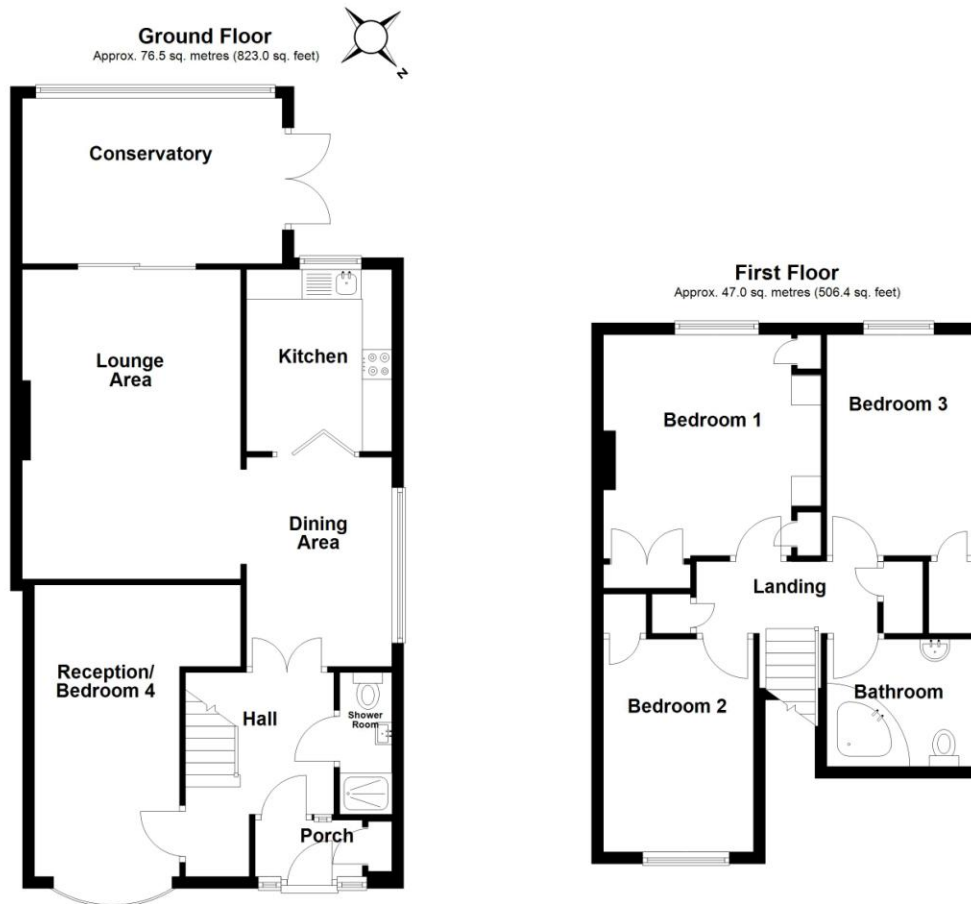
Borough: Epping Forest

Services: Mains electric, water and gas

Energy Rating: TBA Broadband networks in area: Virgin Media, BT Openreach (subject to provider survey)



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 124 sq m (1,330 sq ft)



Total area: approx. 123.5 sq. metres (1329.4 sq. feet)

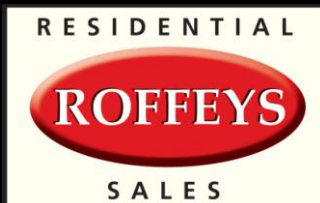
IMPORTANT NOTICE

Peter Roffey Estate Agents limited trading as Roffeys for themselves and for the sellers, or lessees of properties for whom they act, give notice that: These particulars are intended as a general outline only as guidance for prospective purchasers, lessees or tenants, and do not constitute the whole or any part of an offer or contract. Peter Roffey Estate Agents Limited, trading as Roffeys, cannot guarantee the accuracy of any descriptions, dimensions, floor plans, distances, references to condition and other details contained herein. All details in these particulars are provided in good faith and believed to be correct however any prospective purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their accuracy prior to entering into any contractual obligation. No person in the employment of Peter Roffey Estate Agents Limited has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to this property. Peter Roffey Estate Agents Limited will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars. All negotiations prior to exchange of formal contracts shall be deemed to be Subject to Contract.

NOTES FOR INTERESTED PARTIES

No warranties are given in respect of the lawful planning use of the property and interested parties should satisfy themselves by making their enquiries with the local planning authority or otherwise, prior to entering into any contractual obligation. No services (including drains), apparatus, equipment, fixtures and fittings have been tested nor are they guaranteed and interested parties should carry out their own testing prior to entering into any contractual obligation. Any photographs are for identification purposes only and may include part of a neighbouring property which is not offered in this transaction, where for example it has not been possible to obtain a clear view of the property.

YOU MAY BE ASSURED



ROFFEYS RESIDENTIAL
 37 Highbridge Street • Waltham Abbey • Essex • EN9 1BD
 T: 01992 788088 E: enquiries@roffeys.net www.roffeys.net
 SALES | LETTINGS | PROPERTY MANAGEMENT

