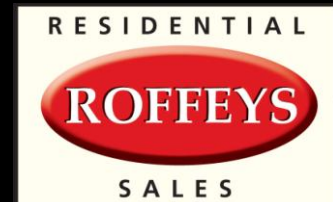




FARTHINGALE LANE, WALTHAM ABBEY, ESSEX

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Introduction

ROFFEYS presents this attractive and well-presented four-bedroomed detached residence set within a delightful, private cul-de-sac comprising just three detached properties. Built around the early 1990's as part of a private town development, Farthingale Lane has become an established location, with this secluded cul-de-sac enjoying one of the best positions within the development.

On the ground floor the accommodation includes entrance hall having Karndean luxury vinyl flooring, also fitted to the study and guest cloakroom / wc. The kitchen and dining room, converted in 2015 to a family-friendly open-plan design, features a range of quality units incorporating ample storage solutions, as well as an island unit, Belfast sink and Neff appliances. An attractive, stable-style door to one end of the kitchen provides access to the garden.

To the dining area double-opening doors lead to the living room, and there are double-opening external doors to the rear garden. This open plan family space also benefits from large format floor tiles throughout for durability.

The spacious living room displays a feature fireplace as a focal point, and the front square bay window has stylish plantation shutters, the same type as fitted to other windows throughout the property. Completing the accommodation to the ground floor is the study, formed as part of the conversion of the property's original garage.

On the first floor there are four bedrooms, including the main bedroom with en-suite shower room, while three of the other bedrooms have built-in storage space.



Summary

- Superb detached residence
- Private cul-de-sac location
- Four bedrooms + two bathrooms
- Converted garage (study)
- Impressive open plan kitchen
- Well-appointed living space
- Utility room + ground floor wc
- Attractive front and rear gardens
- Double parking (potentially more)
- Exclusive to ROFFEYS

There is also a family bathroom fitted with a modern suite and tiled finishes to the walls and floor.

Externally, the rear garden enjoys a southerly aspect with lawn and a paved terraced area extending to the side curtilage where a gateway opens to the front driveway. The driveway provides parking space for two vehicles, with the potential to create additional parking space.

GROUND FLOOR

ENTRANCE HALLWAY

16' 6" x 5' 10" (5.03m x 1.78m)

CLOAKROOM / WC

4' 11" x 3' 11" (1.5m x 1.19m)

UTILITY ROOM

7' 8" x 5' 1" (2.34m x 1.55m)

STUDY

10' 8" x 7' 3" (3.25m x 2.21m)

LIVING ROOM

18' 9" x 11' 7" (5.72m x 3.53m)

KITCHEN

16' 6" x 10' 2" (5.03m x 3.1m)

OPEN-PLAN DINING AREA

10' 6" x 9' 8" (3.2m x 2.95m)

FIRST-FLOOR 'L'-SHAPED LANDING

10' 3" max. x 6' 3" max. (3.12m x 1.91m)

BEDROOM ONE

13' 6" x 11' 7" (4.11m x 3.53m)

EN-SUITE SHOWER ROOM

8' 1" x 5' 5" (2.46m x 1.65m)

BEDROOM TWO

13' 4" x 10' 10" max. (4.06m x 3.3m)

BEDROOM THREE

10' 9" x 8' 5" (3.28m x 2.57m)

BEDROOM FOUR

10' 0" x 7' 4" (3.05m x 2.24m)

FAMILY BATHROOM

7' 2" x 6' 4" (2.18m x 1.93m)

EXTERIOR:--

REAR GARDEN

37' 0" x 25' 0" (11.28m x 7.62m) approx.

FRONT GARDEN (TWO SECTIONS)

DOUBLE WIDTH DRIVEWAY

ADDITIONAL INFORMATION:-

Tenure - Freehold

Council Tax Band - F

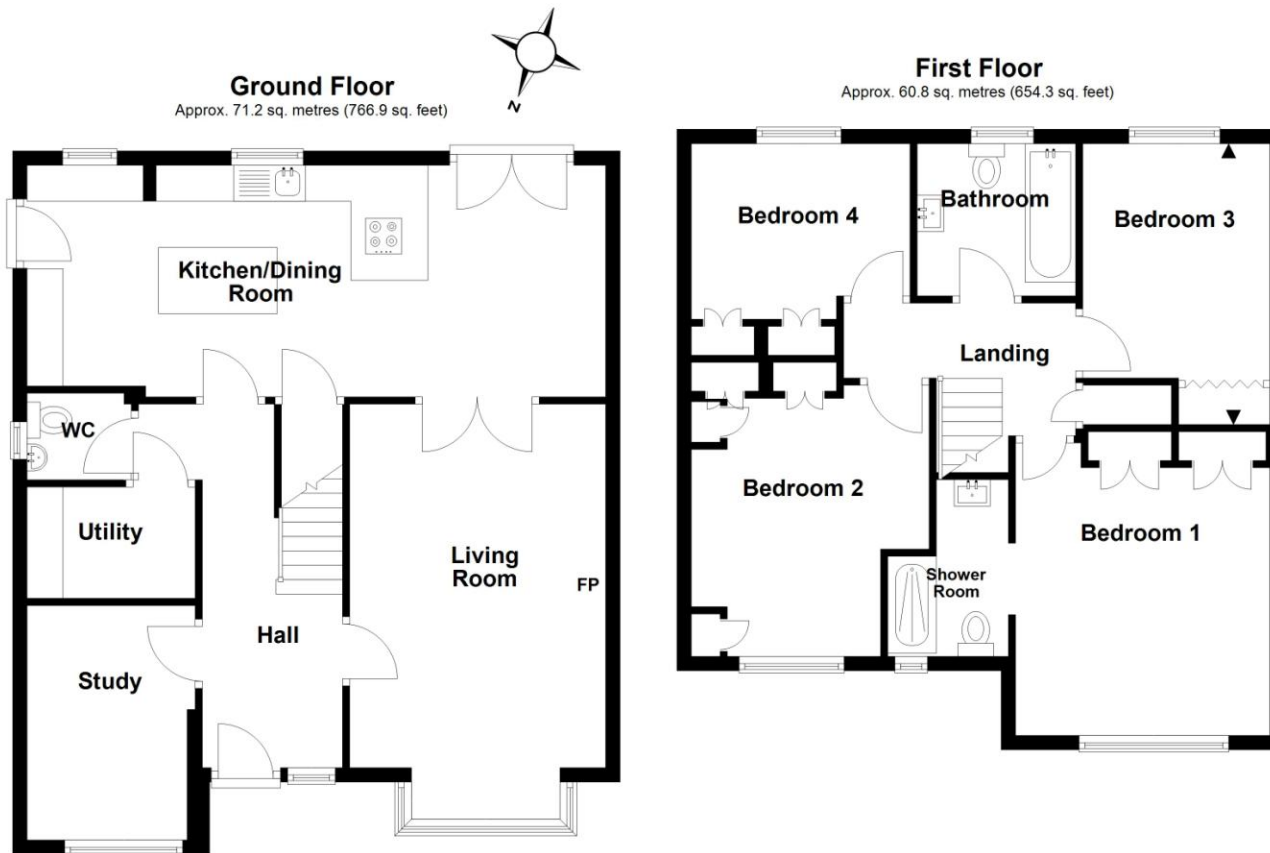
Borough - Epping Forest

Energy Rating (EPC) - To be confirmed

Utilities / Services - Mains electric, water, gas. BT, Sky



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 132 sq m (1,421 sq ft)



Total area: approx. 132.0 sq. metres (1421.2 sq. feet)

IMPORTANT NOTICE

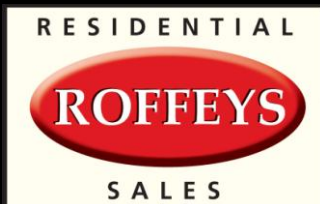
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