



PATERNOSTER CLOSE, WALTHAM ABBEY, ESSEX

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Introduction

ROFFEYS presents this three-bedroomed semi-detached house, ripe for internal refurbishment and offered as a chain-free sale.

The property benefits from an access track to the rear leading to a pair of five-bar timber gates located at the far end of the garden where potential exists to site a garage / outbuilding.

Internally, the accommodation includes bay-fronted living room, open plan kitchen / diner, three bedrooms and first-floor bathroom. The overall internal area accrues to approximately 1,497 sq.ft.

The rear garden enjoys a westerly aspect and measures approximately 100ft x 20ft (30m x 6m). There is scope at the rear of the property to extend, subject to any requisite consents.

Summary

- Refurbishment opportunity
- Chain-free sale
- Three bedrooms
- Semi-detached
- Kitchen / diner
- Bay-fronted lounge
- First floor bathroom
- 100ft approx. garden
- Rear access track
- Exclusive to ROFFEYS



ENCLOSED FRONT ENTRANCE PORCH

HALLWAY

11' 9" x 5' 5" (3.58m x 1.65m)

LIVING ROOM

12' 6" into bay x 10' 10" (3.81m x 3.3m)

KITCHEN / DINER

16' 9" x 12' 10" max. (5.11m x 3.91m)

FIRST FLOOR - LANDING

7' 6" x 5' 11" (2.29m x 1.8m)

BEDROOM ONE

12' 10" into bay x 10' 7" (3.91m x 3.23m)

BEDROOM TWO

12' 10" x 10' 7" (3.91m x 3.23m)

BEDROOM THREE

8' 6" x 5' 11" (2.59m x 1.8m)

BATHROOM

7' 8" x 5' 10" (2.34m x 1.78m)

EXTERIOR:-

REAR GARDEN

100' x 20' (30.48m x 6.1m) approx.

FRONT GARDEN



ADDITIONAL INFORMATION: -

Tenure: Freehold

Energy Rating (EPC) : D

Council Tax Band: D

Local Authority: Epping Forest

Mains Services/Utilities: Gas and Electricity (EDF) Water,

Drainage to public sewer

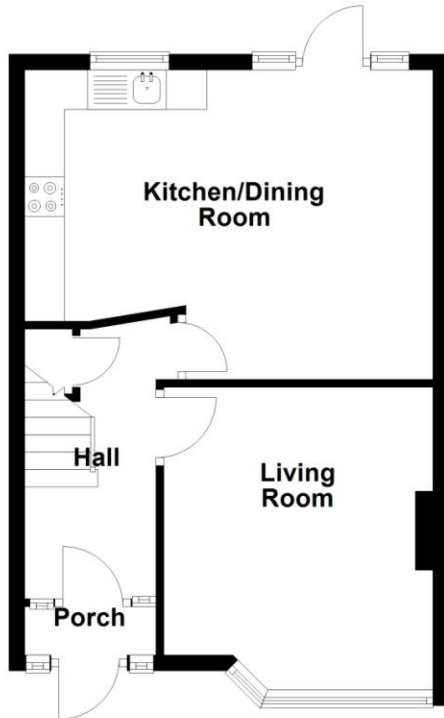


Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 139 sq m (1,497 sq ft)



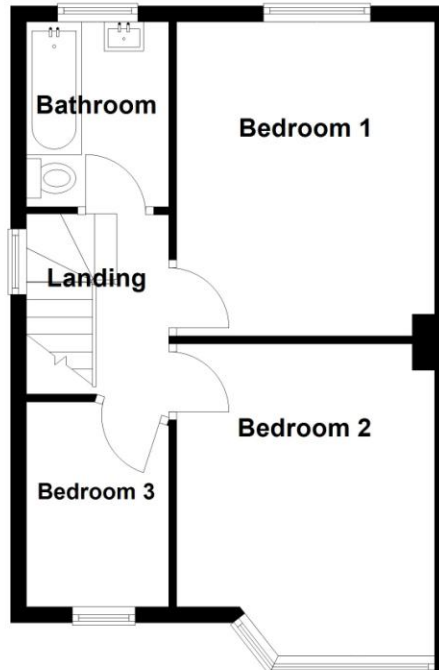
Ground Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 sq. feet)



YOU MAY BE ASSURED

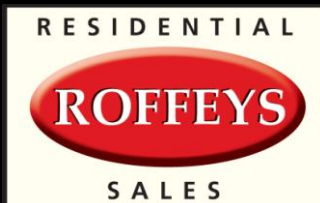


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