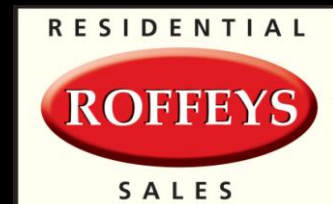




BROOMSTICK HALL ROAD, WALTHAM ABBEY, ESSEX

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Introduction

ROFFEYS RESIDENTIAL presents this rare and charming, Grade 2 listed, mid-terraced, Georgian cottage-style house with painted feather-edged boarded elevations under a slated roof. The property is available with vacant possession and has undergone recent internal improvements including upgrading of kitchen, redecoration and floor coverings.

The accommodation to the first floor comprises one double bedroom with built-in wardrobe space and an adjoining room. This adjoining room, although having restricted headroom, could make a separate dressing area, for additional storage space, or a room for a young infant.

The ground floor comprises an open plan lounge, dining, kitchen areas, leading to a rear lobby with access to the ground floor shower room.

Outdoor space includes a small rear yard plus an area of paved garden to the front, together with an adjacent area of garden land measuring approximately 45ft x 45ft (13.5m x 13.5m).

Summary

- Georgian period cottage
- Grade 2 listed
- One double bedroom
- Dressing / storage room
- Lounge with fireplace
- Separate dining area
- Open plan kitchen
- Ground floor shower room
- Private gardens
- Exclusive to ROFFEYS



Broomstick Hall Road lies to the West of the historical town centre and is close to the delightful Abbey Church and gardens.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest

Heritage Category: Listed Building
Grade: II
List Entry Number: 1124159

GROUND FLOOR:-

LOUNGE AREA

12' 3" x 11' 8" (3.73m x 3.56m)

DINING AREA

9' 3" x 8' 0" (2.82m x 2.44m)

OPEN-PLAN KITCHEN

7' 6" x 6' 6" (2.29m x 1.98m)

REAR LOBBY

3' 9" x 3' 2" (1.14m x 0.97m)

SHOWER ROOM

7' 9" x 5' 2" (2.36m x 1.57m)

FIRST-FLOOR :-

DOUBLE BEDROOM

12' 6" x 9' 10" (3.81m x 3m)

DRESSING / STORAGE ROOM

8' 11" x 7' 11" (2.72m x 2.41m)

EXTERIOR:-

PAVED FRONT GARDEN

ADJACENT PRIVATE GARDEN AREA

45' 0" x 45' 0" (13.72m x 13.72m) approx.

ADDITIONAL INFORMATION:-

Tenure: Freehold

Council Tax Band - B

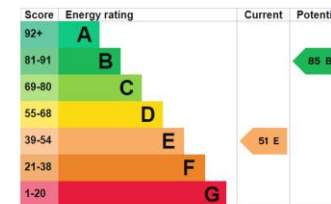
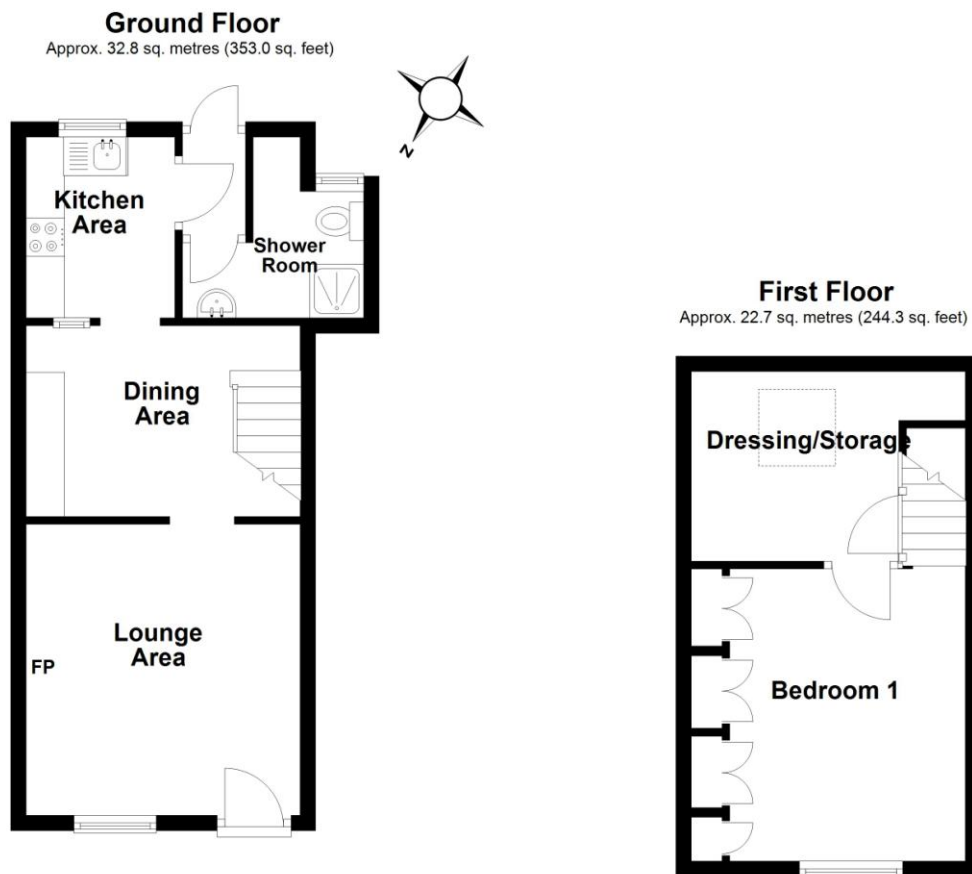
Borough - Epping Forest

Energy Rating (EPC) - Current 'E' potential 'B'

Utilities / Services - Mains electric, water, gas, drainage/sewerage



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 55 sq m (597 sq ft)



YOU MAY BE ASSURED

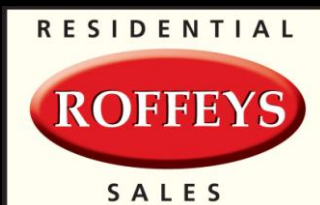


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