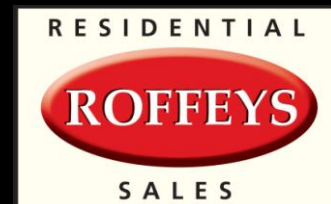




ROUNDHILLS, WALTHAM ABBEY, ESSEX

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Property Professionals *Since 1988*







For an appointment to view call 01992 788088  
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## Introduction

ROFFEYS presents this modern and presentable, brick-built terraced house with three well-proportioned bedrooms, located within a popular and established development conveniently placed for local schools and amenities.

We are advised by the seller the property is available as a chain free sale.

For further information please contact  
ROFFEYS Residential Sales

## Summary

- Three bedrooms (inc. 2 doubles)
- Modern bathroom with white suite
- Lounge and dining areas
- Good-sized kitchen
- Separate utility space
- Ground floor w.c.
- Popular location
- Ideal family home
- Council Tax band 'C'
- Exclusive to ROFFEYS





## GROUND FLOOR

### ENTRANCE HALL

13' 2" x 8' 10" (4.01m x 2.69m)

### GROUND FLOOR WC

### LOUNGE AREA

13' 1" x 11' 9" (3.99m x 3.58m)

### DINING AREA

8' 6" x 8' 0" (2.59m x 2.44m)

### KITCHEN AREA

12' 6" x 8' 6" (3.81m x 2.59m)

### UTILITY

13' 6" x 4' 8" (4.11m x 1.42m)

## FIRST FLOOR –

**LANDING** 9' 10" x 6' 1" (3m x 1.85m)

### BEDROOM ONE

14' 6" max. x 13' 1" (4.42m x 3.99m)

### BEDROOM TWO

14' 6" max. x 8' 7" (4.42m x 2.62m)

### BEDROOM THREE

10' 5" x 8' 1" max. (3.18m x 2.46m)

### BATHROOM

8' 4" x 5' 5" (2.54m x 1.65m)

## EXTERIOR

### REAR GARDEN

27' 10" x 19' 6" (8.5m x 6m) approx. Northeast orientation. Rear pedestrian access gate

### FRONT GARDEN

## ADDITIONAL INFORMATION:-

Tenure: Freehold

Council Tax Band: 'C'

Borough: Epping Forest

Energy Rating C

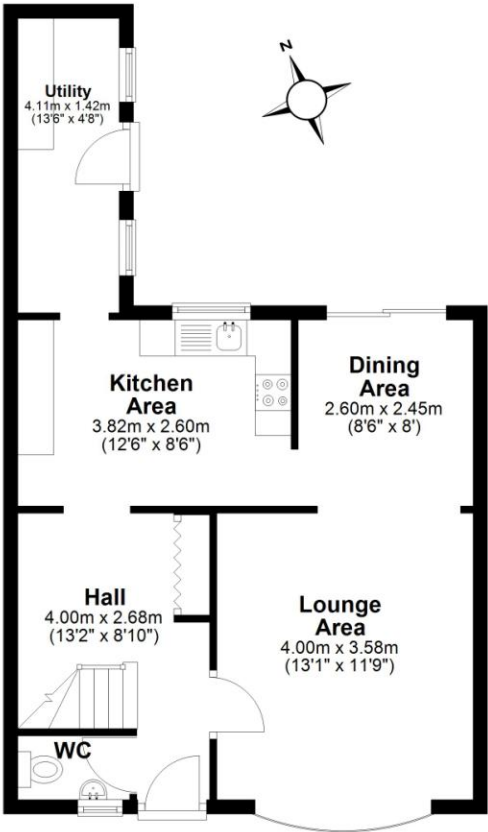
Mains Services: Gas, Electricity, Drainage, Water



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 89 sq m (958 sq ft)

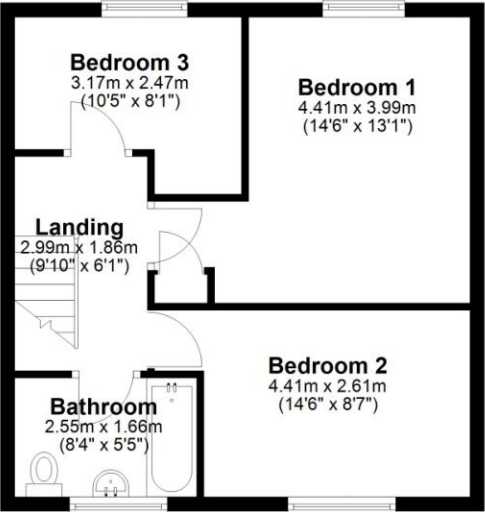
Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



Total area: approx. 89.1 sq. metres (958.6 sq. feet)

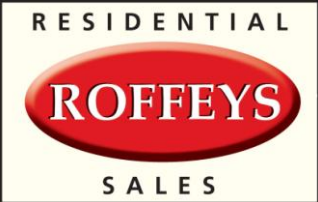


YOU MAY BE ASSURED



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