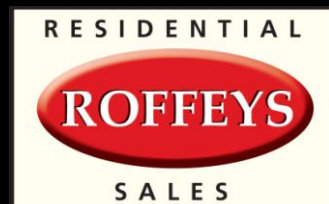




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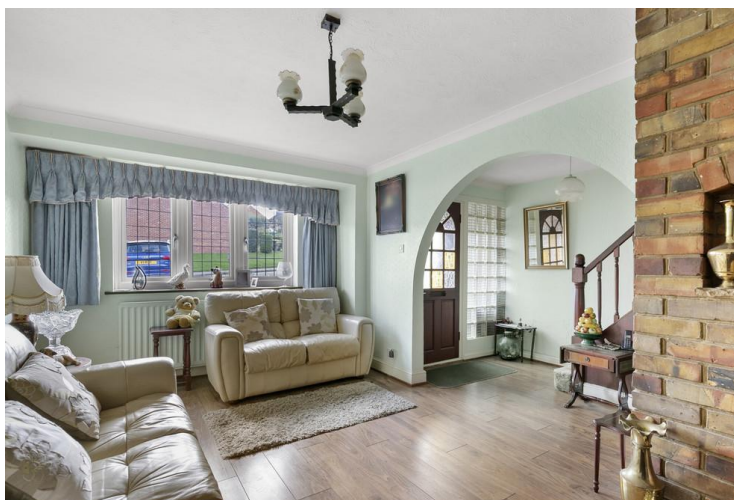
Introduction

ROFFEYS offers as a CHAIN-FREE SALE, this front and rear extended, brick-built terraced house requiring internal updating. Located within an established area, the property includes two double bedrooms, spacious lounge / diner, good-sized kitchen / breakfast room and conservatory.

The ground floor comprises an enclosed front porch leading to an open-plan hallway with a good-sized storage room below the staircase. The spacious, L-shaped lounge / dining room incorporates an area once the original kitchen, with a single-storey extension to the front elevation further enlarging this room.

To the rear there is a single-storey extension which is the kitchen/breakfast room with glazed doors leading to the conservatory. The conservatory has an external door leading to useful side access shared with the neighbouring property.

On the first floor there are two good-sized double bedrooms with the main bedroom benefiting from a large walk-in closet for storage. There is also the bathroom which has been converted to a shower 'wet room'.



Summary

- Internal updating required
- Extended brick terraced house
- Two double bedrooms
- Spacious lounge/ diner
- Kitchen / breakfast room
- Conservatory to the rear
- First floor shower / wet room
- Established residential area
- Vacant possession - no chain
- Exclusive to ROFFEYS

Externally, the rear garden has a north-westerly aspect and extends to approximately 60ft in length.

It is worthy of note that potential exists to convert the loft space, subject to any requisite consents.

The property has an approximate gross internal area of 101 sqm (1097 sq.ft.) and land / plot area of 0.06 acres (223 sq.m.)

NOTE: All dimensions and areas shown are approximate.

GROUND FLOOR:-

ENCLOSED ENTRANCE PORCH

6' 6" x 3' 1" (1.98m x 0.94m)

HALLWAY

12' 8" x 6' 6" (3.86m x 1.98m) Open-plan

LOUNGE / DINING ROOM

25' 1" x 16' 9" max.(7.65m x 5.11m) L-shaped room

KITCHEN / BREAKFAST ROOM

15' 3" x 10' 1" (4.65m x 3.07m)

CONSERVATORY

18' 11" x 5' 5" (5.77m x 1.65m) Double-glazed windows and patio doors

FIRST-FLOOR - LANDING

7' 8" x 6' 9" (2.34m x 2.06m)

BEDROOM ONE

13' 3" x 10' 0" (4.04m x 3.05m) Walk-in storage space

BEDROOM TWO

12' 8" x 8' 9" (3.86m x 2.67m)

SHOWER ROOM

7' 8" x 5' 7" (2.34m x 1.7m) Designed as a wet-room

EXTERIOR:-

REAR GARDEN

60' 0" x 19' 8" (18.29m x 6m) approx. North-West orientation

PAVED FRONT GARDEN

ADDITIONAL INFORMATION: -

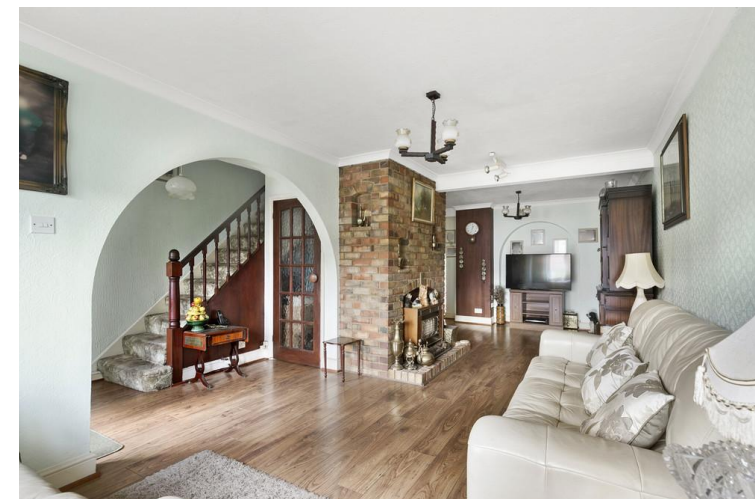
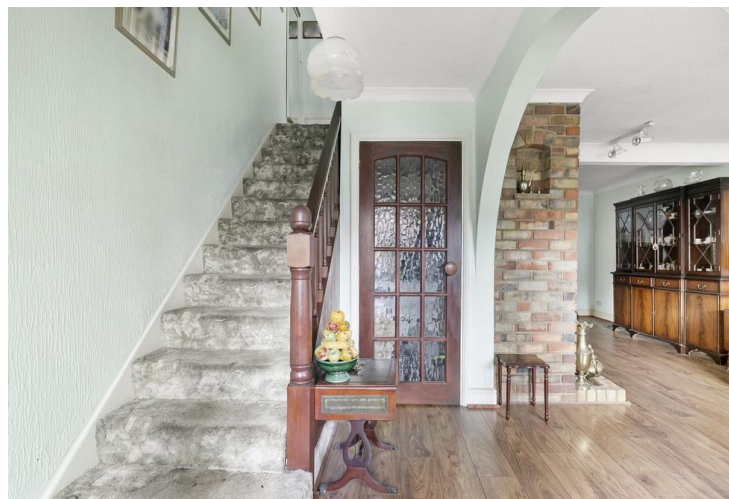
Tenure: Freehold

Council Tax Band: 'C'

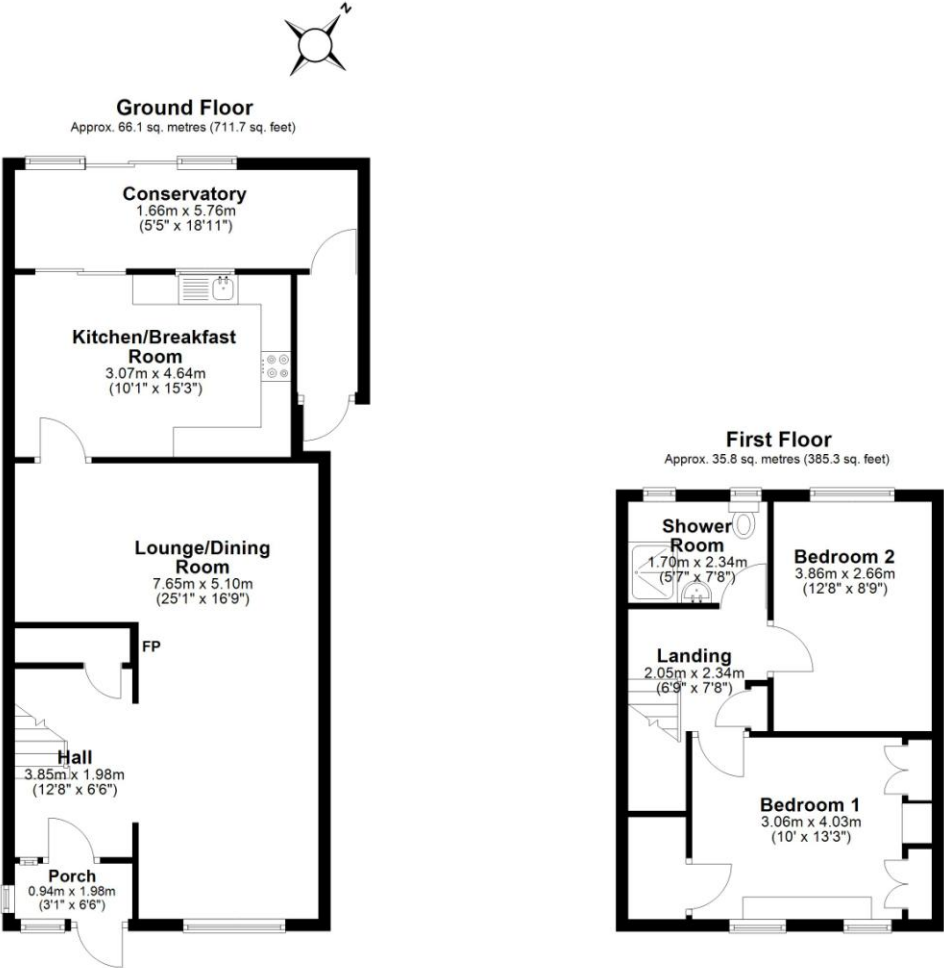
Borough: Epping Forest

Utilities: Mains gas, electricity, sewerage, water

Energy Rating (EPC) To be confirmed



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 102 sq m (1,097 sq ft)



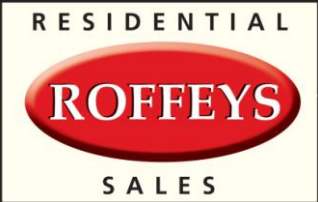
Total area: approx. 101.9 sq. metres (1097.0 sq. feet)

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