



KENILWORTH GARDENS, LOUGHTON, ESSEX,

roffeys.net

Property Professionals *Since 1988*



For an appointment to view call 01992 788088
or email enquiries@roffeys.net

Introduction

The property enjoys an excellent location offering a range of local amenities within walking distance, contributing to making this an ideal family home in many ways.

Some further benefits the property affords include three well-proportioned bedrooms to the first floor, each having direct access to one of the two shower rooms on this floor level.

To the ground floor the accommodation includes a modern, tiled bathroom with separate wc, and a study which could possibly be utilised as a fourth bedroom as required. There are also a good-sized reception room, as well as a spacious kitchen / dining area having a range of contemporary fitted units finished in white.

Externally, the attractive rear garden enjoys a south-westerly aspect and features an ornamental pond set within a paved terraced area with adjoining lawn. A good-sized detached garden room positioned to one side of the garden offers potential for multiple uses.

To the front the shared driveway has a pull-off area of hard-standing providing parking for one vehicle.

Summary

- Appealing chalet-style house
- 3 well-proportioned bedrooms
- 3 bath/shower rooms (2 en-suite)
- Ground floor study/bed 4
- Good-sized reception room
- Impressive kitchen/dining space
- Attractive, sunny aspect garden
- Close to Roding Valley Park
- Convenient for tube station
- Exclusive to ROFFEYS



GROUND FLOOR:-

HALLWAY (via side porch)

11' 10" x 6' 11" (3.61m x 2.11m)

LIVING ROOM / RECEPTION

20' 4" into bay x 12' 10" (6.2m x 3.91m)

DINING / RECEPTION

12' 10" x 11' 2" (3.91m x 3.4m)

KITCHEN / BREAKFAST / UTILITY

19' 8" x 10' 6" (5.99m x 3.2m)

BATHROOM

6' 7" x 5' 11" (2.01m x 1.8m)

SEPARATE WC

STUDY / BEDROOM 4

8' 10" x 6' 11" (2.69m x 2.11m)

FIRST FLOOR - LANDING

BEDROOM ONE

13' 9" into bay x 12' 10" (4.19m x 3.91m)

BEDROOM TWO

12' 6" x 11' 6" (3.81m x 3.51m)

BEDROOM THREE

13' 1" x 11' 6" (3.99m x 3.51m)

EN-SUITE SHOWER ROOM (1)

7'7" x 7'3" (2.3m x 2.2m)

EN-SUITE SHOWER ROOM (2)

7'3" x 5'11" (2.2m x 1.8m)

EXTERIOR:-

REAR GARDEN

68' 11" x 29' 6" (21.01m x 8.99m) approx.

GARDEN ROOM

22' 8" x 8' 2" (6.91m x 2.49m)

SHARED DRIVEWAY

OFF-ROAD PARKING SPACE

ADDITIONAL INFORMATION:-

Tenure: Freehold

Council Tax Band: 'E'

Borough: Epping Forest

Energy rating: 'D'

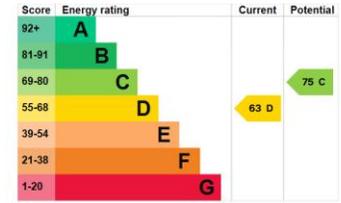
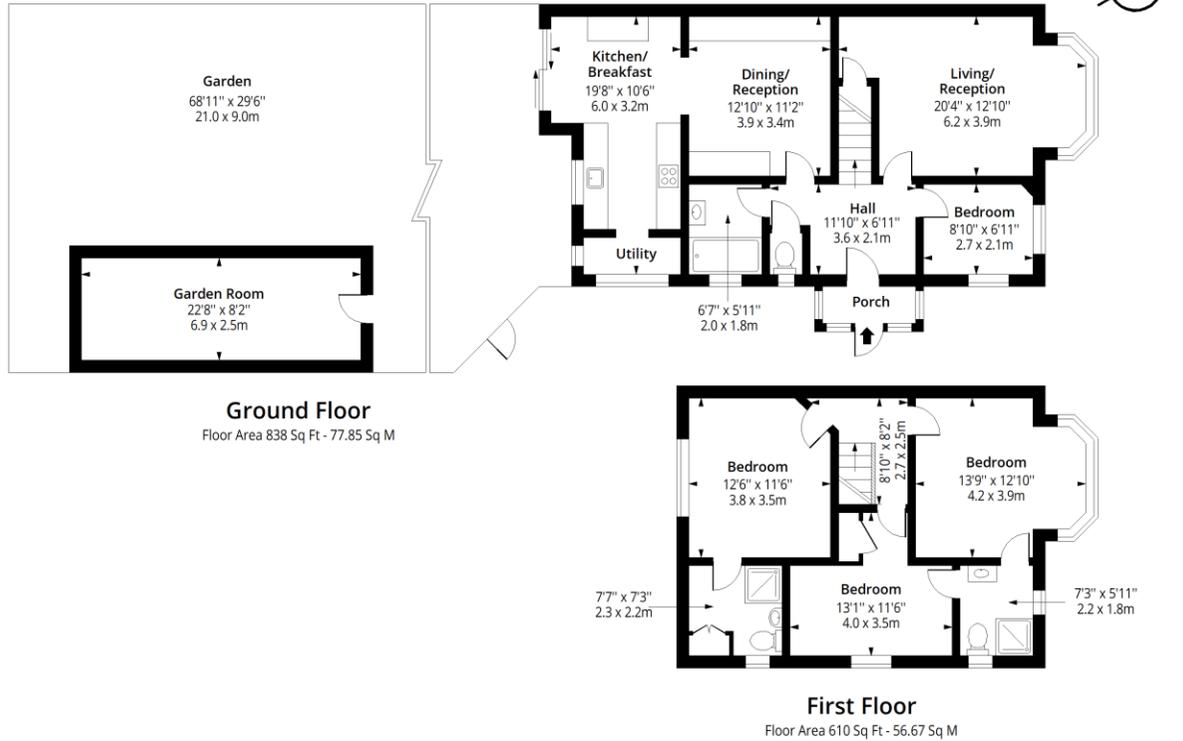
Utilities: Mains gas, electricity, sewerage, water



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 135 sq m (1,448 sq ft)

Kenilworth Gardens IG10

Approx. Gross Internal Area 1448 Sq Ft - 134.52 Sq M
 Approx. Gross Garden Room Area 186 Sq Ft - 17.28 Sq M



YOU MAY BE ASSURED



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

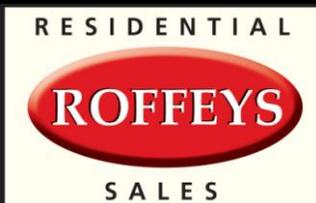
Date: 31/3/2026

IMPORTANT NOTICE

Peter Roffey Estate Agents limited trading as Roffeys for themselves and for the sellers, or lessees of properties for whom they act, give notice that: These particulars are intended as a general outline only as guidance for prospective purchasers, lessees or tenants, and do not constitute the whole or any part of an offer or contract. Peter Roffey Estate Agents Limited, trading as Roffeys, cannot guarantee the accuracy of any descriptions, dimensions, floor plans, distances, references to condition and other details contained herein. All details in these particulars are provided in good faith and believed to be correct however any prospective purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their accuracy prior to entering into any contractual obligation. No person in the employment of Peter Roffey Estate Agents Limited has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to this property. Peter Roffey Estate Agents Limited will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars. All negotiations prior to exchange of formal contracts shall be deemed to be Subject to Contract.

NOTES FOR INTERESTED PARTIES

No warranties are given in respect of the lawful planning use of the property and interested parties should satisfy themselves by making their enquiries with the local planning authority or otherwise, prior to entering into any contractual obligation. No services (including drains), apparatus, equipment, fixtures and fittings have been tested nor are they guaranteed and interested parties should carry out their own testing prior to entering into any contractual obligation. Any photographs are for identification purposes only and may include part of a neighbouring property which is not offered in this transaction, where for example it has not been possible to obtain a clear view of the property.



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

