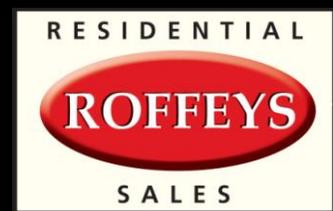




PEREGRINE ROAD, WALTHAM ABBEY, ESSEX

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Introduction

ROFFEYS presents this most attractive, modern detached residence with three well-proportioned bedrooms, occupying a prominent corner plot affording a double-width driveway and detached garage. The property was constructed during the early-mid 1990s as part of a private development which continues to attract discerning buyers, and it is now available as a chain-free sale exclusively through ROFFEYS.

The accommodation on the first floor includes an 'L-shaped landing and three bedrooms (two doubles and one large single), with the main bedroom having an en-suite bathroom. There is also a stylish, tiled family shower room.

To the ground floor the accommodation includes an attractive living room enjoying a double aspect with windows to both the front and side elevations, utility room and guest doakroom/wc having a modern white suite and wall tiling. Additionally, there is a good-sized fitted kitchen/diner with traditional-style units and granite worktops. Adjoining this space is a double-glazed conservatory providing access to the side garden area.

Externally, there are gardens on three sides of the property including the main area of garden to the northeast which is mostly walled to its perimeter.

Summary

- Modern detached residence
- Three good-sized bedrooms
- Bathroom and en-suite shower
- Fitted kitchen with dining area
- Utility room + cloaks/wc
- Comfortable living space
- Detached garage and parking
- Prime corner plot
- Chain-free sale
- Exclusive to ROFFEYS



Adjacent to this area is a detached garage with private driveway providing additional parking space for two cars. Attractively displayed soft landscaping with shrubs and decorative gravel further enhances the property's kerb-appeal.

Please note: All dimensions and areas shown are approximate and should not be relied upon for floor coverings, furniture and fittings. Floorplans are indicative only.

ENTRANCE HALL

16' 3" x 6' 2" (4.95m x 1.88m)

LIVING ROOM

18' 3" x 10' 11" (5.56m x 3.33m)

KITCHEN / DINING ROOM

18' 3" x 10' 6" max. (5.56m x 3.2m)

UTILITY ROOM

5' 8" x 5' 5" (1.73m x 1.65m)

GUEST CLOAKS / WC

5' 5" x 3' 4" (1.65m x 1.02m)

CONSERVATORY

9' 11" x 8' 4" (3.02m x 2.54m)

FIRST FLOOR - LANDING

12' 3" x 6' 3" (3.73m x 1.91m)

BEDROOM ONE

12' 3" x 10' 9" (3.73m x 3.28m)

EN-SUITE BATHROOM

10' 9" x 5' 10" (3.28m x 1.78m)

BEDROOM TWO

11' 3" x 9' 4" max. (3.43m x 2.84m)

BEDROOM THREE

11' 3" x 10' 6" (3.43m x 3.2m)

SHOWER ROOM

8' 2" x 5' 10" (2.49m x 1.78m)

EXTERIOR:-

SIDE GARDEN

39' 4" x 26' 2" (12m x 8m) approx.

DETACHED GARAGE

16' 5" x 8' 4" (5m x 2.54m) external

PARKING FOR TWO CARS

FRONTAGE

88' (26.82m) approx.

RETURN FRONTAGE

32' (10m) approx.

ADDITIONAL INFORMATION:-

Tenure: Freehold : Council Tax Band: 'F'

Borough: Epping Forest

Utilities: Mains gas, electricity, sewerage, water

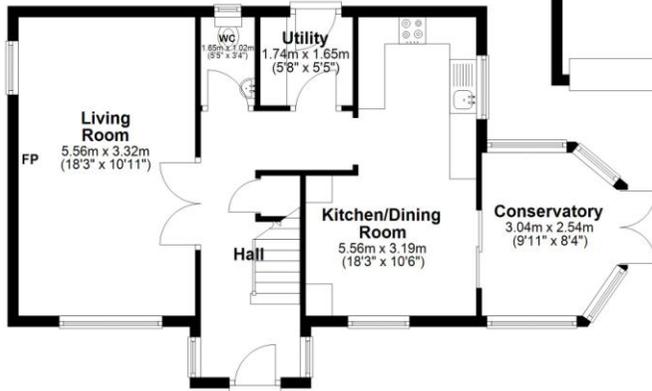


Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 106 sq m (1,138 sq ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

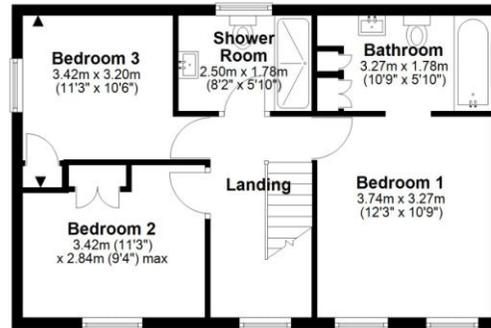
Ground Floor

Main area: approx. 56.4 sq. metres (606.9 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.3 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



Main area: Approx. 105.8 sq. metres (1138.4 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.3 sq. feet)

YOU MAY BE ASSURED



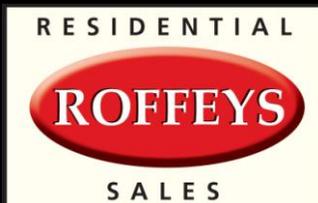
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