



BROOMSTICK HALL ROAD, WALTHAM ABBEY, ESSEX

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Introduction

ROFFEYS RESIDENTIAL presents this delightful, end of terrace, four-bedroomed home with accommodation over three floors to include the converted loft space with dormer window providing the largest of the four bedrooms.

To the first floor there are two double bedrooms plus a single bedroom presently used as a study, together with a good-sized shower room featuring a recently installed, large walk-in shower facility.

On the ground floor the entrance hall leads to the kitchen and a comfortable reception room arranged as a through lounge with dining area, having patio doors opening to the delightful garden terrace. The neatly displayed kitchen has been designed with practicality in mind while also providing access to the rear garden terrace.

A most attractive rear garden enjoys a south-easterly aspect with a good degree of seclusion. At the far end of the garden is a detached garage / storage outbuilding and gated pedestrian access to a rear service track. A gated side curtilage leads to the neat front garden laid mainly to lawn.

The property lies within the borough of Epping Forest where its location makes it well-placed for local secondary and primary schools, as well as many other local amenities. According to Streetlist.co.uk, there is only one street named Broomstick Hall Road making it unique in Great Britain.

Summary

- End of terrace
- Converted loft
- Four bedrooms
- Shower room
- Lounge / diner
- Fitted kitchen
- Attractive garden
- Detached garage/outbuilding
- Rear service track
- Exclusive to ROFFEYS



Agent's note: We are advised by the seller that during the years 1987 and 2000 Broomstick Hall Road and surrounding areas were subject to flooding, affecting this and other properties in the local areas. In April 2010 the Environmental Agency made operational the Cobbins Brook flood alleviation scheme. This important civil engineering construction scheme has been designed to reduce the risk of previously affected areas from flooding in the future to a two per cent or less chance.

GROUND FLOOR

ENTRANCE HALL

10' 3" x 5' 10" (3.12m x 1.78m)

KITCHEN

10' 1" x 8' 4" (3.07m x 2.54m)

LOUNGE / DINING ROOM

23' 10" x 11' 10" max. reducing to 9'4" (7.26m x 3.61m reducing to 2.84m)

FIRST FLOOR - LANDING

8' 5" x 7' 0" (2.57m x 2.13m)

BEDROOM TWO

13' 6" x 10' 8" (4.11m x 3.25m)

BEDROOM THREE

9' 10" x 9' 2" (3m x 2.79m)

BEDROOM FOUR

7' 6" x 7' 0" (2.29m x 2.13m)

SHOWER ROOM

8' 5" x 7' 9" (2.57m x 2.36m)

SECOND FLOOR

BEDROOM ONE (CONVERTED LOFT)

14' 1" x 12' 7" (4.29m x 3.84m) plus 5'6" x 5'3" (1.68m x 1.6m) - L-shaped room

EXTERIOR

REAR GARDEN

40' 0" x 22' 0" (12.19m x 6.71m) approx. L x W

FRONT GARDEN

30' 0" (9.14m) approx. length

IMPORTANT INFORMATION:-

Tenure: Freehold

Energy Rating (EPC) - 'F' (potential 'C')

Council Tax Band: D

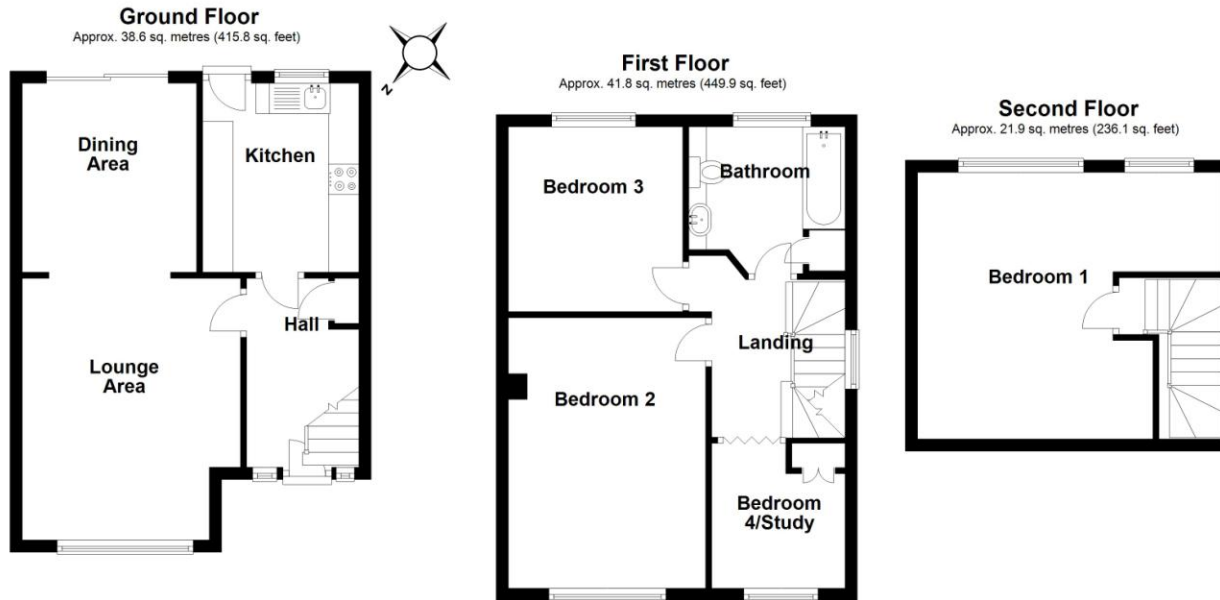
Local Authority: Epping Forest

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Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 102 sq m (1,100 sq ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		60 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



Total area: approx. 102.4 sq. metres (1101.7 sq. feet)

YOU MAY BE ASSURED

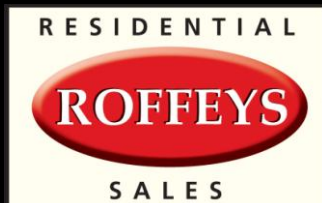


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