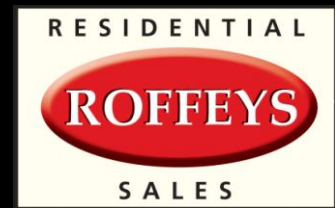




FARTHINGALE LANE, WALTHAM ABBEY, ESSEX

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Introduction

This modern, four-bedroom detached residence was built during the early 1990's as part of a popular private development located on the outskirts of the town.

Set within a secluded enclave comprising just four detached houses, this property is now ready for a new owner to further enhance its appeal by upgrading the fixtures and fittings and making general cosmetic improvements.

The property benefits from southerly-aspect gardens and ample parking space, while enjoying an excellent location within reach of picturesque Epping Forest, and the larger towns of Loughton and Epping each with Central Line tube station.

Gross Internal Area: 1275 sq.ft. approx.

Plot / Land Area: 0.11 acres (435 sq.m.) approx.

Summary

- Modern detached home
- Four well-proportioned bedrooms
- En-suite shower room to main
- Lounge and dining areas
- Kitchen and utility room
- Integral garage
- Southerly aspect garden
- Ample parking space
- Chain-free sale
- Exclusive to ROFFEYS



ENTRANCE HALL

GROUND FLOOR

LOUNGE AREA

17' 9" into bay x 15' 8" max (5.41m x 4.78m)

DINING AREA

8' 7" x 8' 2" (2.62m x 2.49m)

KITCHEN

10' 9" x 8' 1" (3.28m x 2.46m)

UTILITY ROOM

7' 9" x 7' 7" max. (2.36m x 2.31m)

W.C.

4' 4" x 3' 7" (1.32m x 1.09m)

INTEGRAL GARAGE

17' 1" x 7' 8" (5.21m x 2.34m)

FIRST-FLOOR LANDING

BEDROOM ONE

15' 10" x 14' 9" (4.83m x 4.5m)

EN-SUITE SHOWER ROOM

7' 0" x 4' 5" (2.13m x 1.35m)

BEDROOM TWO

14' 2" max. x 8' 2" (4.32m x 2.49m)

BEDROOM THREE

11' 10" x 9' 3" (3.61m x 2.82m)

BEDROOM FOUR

9' 9" max. x 8' 2" (2.97m x 2.49m)

BATHROOM

8' 6" max. x 6' 3" (2.59m x 1.91m)

EXTERIOR

REAR GARDEN

40' 0" x 40' 0" (12.19m x 12.19m) approx.

FRONT GARDEN

PARKING SPACE

ADDITIONAL INFORMATION: -

Tenure: Freehold

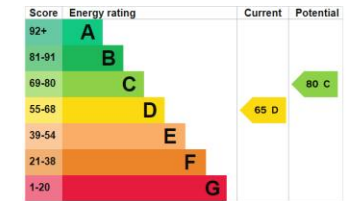
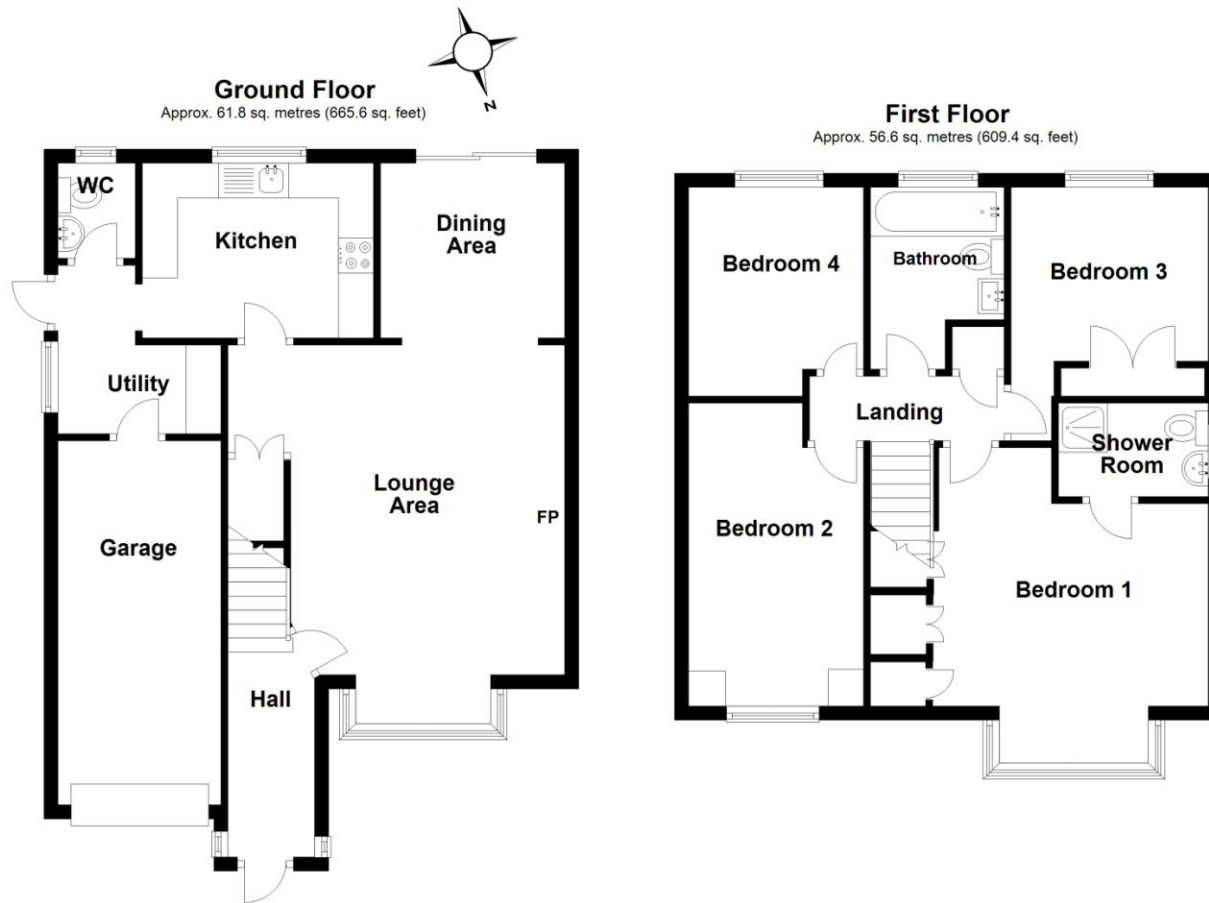
Energy Rating: (EPC) - D (potential C)

Council Tax Band : F

Borough: Epping Forest



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 118 sq m (1,275 sq ft)

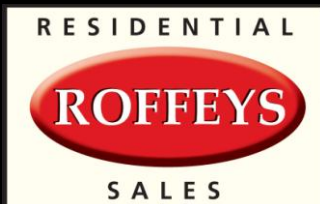


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ROFFEYS RESIDENTIAL
 37 Highbridge Street • Waltham Abbey • Essex • EN9 1BD
 T: 01992 788088 E: enquiries@roffeys.net www.roffeys.net
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