

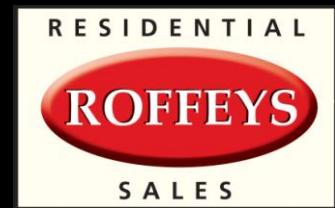


FOR SALE
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HONEY LANE, WALTHAM ABBEY, ESSEX

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Introduction

ROFFEYS RESIDENTIAL, as an exclusive agent, presents a rare to the market, double-fronted, semi-detached, three-bedroomed bungalow available as a chain-free sale.

The property is situated in a prominent position towards the eastern end of Honey Lane and is ideally located for access to Leverton Primary School and, a short distance further east, the M25 interchange at J26 and Epping Forest.

The property benefits from a recent replacement roof structure, creating a large, boarded loft space offering potential for conversion with dormer window, subject to any requisite consent.

There has also been, in recent times, an impressive, new kitchen installation featuring an extensive range of contemporary-style storage units, integrated domestic appliances, granite worktops and a breakfast bar. Further accommodation includes a spacious reception room with a bay window, tiled shower room, and three bedrooms, the main bedroom having a range of fitted bedroom furniture.

Summary

- Semi-detached bungalow
- Three bedrooms
- Modern kitchen / diner
- Spacious reception room
- Tiled shower room
- Large boarded loft space
- 100ft (30m) rear garden
- Garage and parking space
- Chain-free sale
- Exclusive to ROFFEYS



Contributing to the property's distinctly comfortable and warm atmosphere is a gas-fired central heating system and double-glazed replacement windows and doors.

The property's external benefits include parking space to the front and a detached garage fitted with an automatic roller door. The generously-proportioned rear garden, with north-east orientation, extends to around 100ft (30m) and the overall plot / land area is approximately 0.12 acres (467 sq.m).

ENTRANCE HALL

20' 7" x 2' 11" (6.27m x 0.89m)

INNER HALL

11' 8" x 3' 2" (3.56m x 0.97m)

KITCHEN / DINER

20' 9" x 10' 6" (6.32m x 3.2m)

RECEPTION ROOM

21' 10" x 10' 11" (6.65m x 3.33m)

BEDROOM ONE

12' 8" x 10' 10" (3.86m x 3.3m)

BEDROOM TWO

13' 0" x 7' 2" (3.96m x 2.18m)

BEDROOM THREE

13' 0" x 6' 7" (3.96m x 2.01m)

SHOWER ROOM

10' 9" x 4' 9" (3.28m x 1.45m)

LARGE BOARDED LOFT SPACE

REAR GARDEN

100' 0" x 32' 0" (30.48m x 9.75m) approx.

GARAGE

18' 4" x 9' 6" (5.59m x 2.9m)

PARKING SPACE TO FRONTAGE

ADDITIONAL INFORMATION:

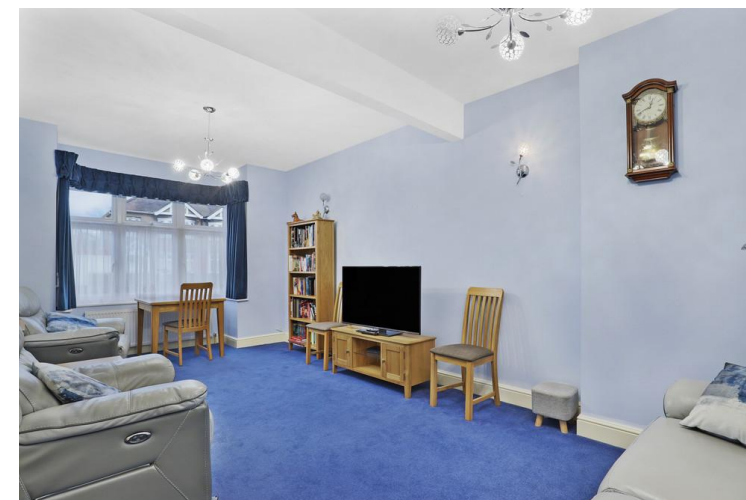
Tenure: Freehold

Council Tax Band: D

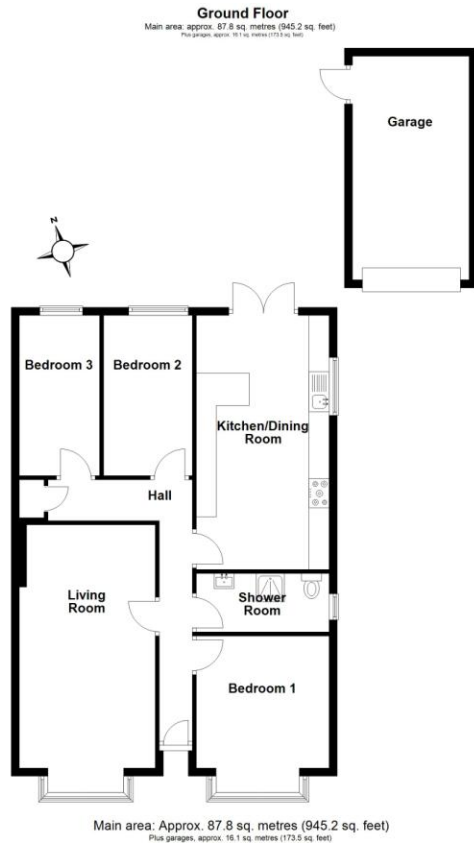
Borough: Epping Forest

Energy Rating (EPC) Current D - Potential B

Utilities: Mains gas, electricity, sewerage, water



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 88 sq m (950 sq ft)



YOU MAY BE ASSURED

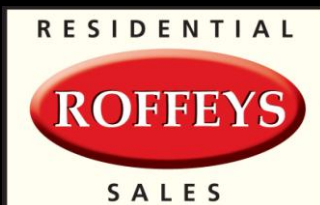


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