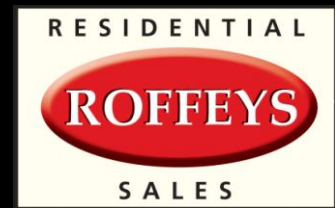




CHARTWELL CLOSE, WALTHAM ABBEY, ESSEX,

roffeys.net

Property Professionals *Since 1988*





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

Introduction

ROFFEYS presents this smart, end of terrace home with two double bed rooms, located within a private cul-de-sac affording good parking facilities and garaging en-bloc.

The property features modern kitchen and bathroom installations, spacious living area and attractive low-maintenance outdoor space with a versatile garden building / office, ideal for anyone who works from home.

The accommodation on the first floor includes two double-sized bedrooms and a tiled bathroom with modern suite presented in white.

On the ground floor there is an enclosed front porch providing access to the spacious reception area having a neat staircase to one corner of the room. A doorway leads to the kitchen / breakfast room which displays a range of modern units finished in a white gloss laminate, with contrasting work surfaces and breakfast bar.

The attractive outdoor space is designed with minimal maintenance in mind.

Summary

- End terrace house
- Two double bedrooms
- Modern tiled bathroom
- Contemporary style kitchen
- Good-sized living space
- Neat rear garden
- Garden room / office
- Garage and parking space
- Popular cul-de-sac location
- Exclusive to ROFFEYS



A most delightful rear garden has artificial grass, close-boarded perimeter fencing incorporating a side access gate, and paved terracing providing a great area for relaxing and entertaining al fresco. There is a stylish, garden / home office outbuilding with power connected positioned at the far end.

The property includes a garage en-bloc, as well as benefitting from areas for casual parking within the cul-de-sac.

ENCLOSED FRONT PORCH

RECEPTION ROOM

19' 3" x 12' 0" (5.87m x 3.66m)

KITCHEN / BREAKFAST ROOM

12' 0" x 8' 9" (3.66m x 2.67m)

FIRST FLOOR - LANDING

8' 5" x 4' 9" (2.57m x 1.45m)

BEDROOM ONE

12' 0" x 10' 9" (3.66m x 3.28m)

BEDROOM TWO

12' 0" x 8' 2" (3.66m x 2.49m)

BATHROOM

6' 11" x 5' 2" (2.11m x 1.57m)

EXTERIOR -

NEAT OPEN PLAN FRONT GARDEN

REAR GARDEN

35' 0" x 13' 0" (10.67m x 3.96m) approx.

GARDEN ROOM / OUTBUILDING

11' 4" x 8' 0" (3.45m x 2.44m) approx. external

GARAGE EN BLOC

ADDITIONAL INFORMATION:-

Tenure: Freehold

Council Tax Band : C

Energy Efficiency Rating: Current D - Potential B

Services: Mains electricity, water and gas

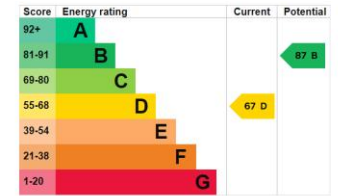
Borough: Epping Forest



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 70 sq m (755 sq ft)



Total area: approx. 70.2 sq. metres (755.5 sq. feet)

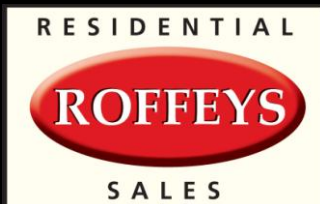


YOU MAY BE ASSURED



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

