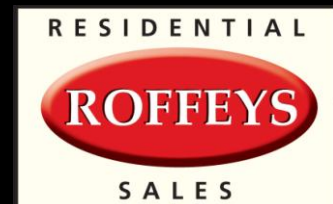




KESTREL ROAD, WALTHAM ABBEY, ESSEX

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Introduction

ROFFEYS presents this modern, detached four-bedroomed residence having a gross internal area of approximately 1570 sq.ft. (146 sqm). The property is located within a quiet cul-de-sac which forms part of an established and popular private development constructed during the 1990's.

The ground floor accommodation includes a good-sized entrance hall, three reception rooms and a kitchen / breakfast room with access to a large conservatory having views over the rear garden. On the first floor there are four bedrooms, two of which are double, and the other two large singles. The main bedroom has a shower room en-suite, while there is also a separate family bathroom.

Externally, the rear garden measures approximately 13m x 12m (42ft x 40ft) and has a southwest orientation.

To the front there is parking space and the property's double-width garage, measuring approximately 5.30m x 5.26m (17'5" x 17'3") internally.

It is most likely this property will appeal to buyers seeking a well-proportioned and modern home offering excellent potential to upgrade with cosmetic improvements and the installation of a small number of new fitments.

Summary

- Modern detached residence
- Secluded private cul-de-sac
- 4 bedrooms (2 double + 2 single)
- Bathroom + en-suite shower
- Kitchen / breakfast room
- Large rear conservatory
- Three reception rooms
- Double garage plus parking
- Garden with southerly aspect
- Exclusive to ROFFEYS



Please note: all dimensions and areas shown are approximate

GROUND FLOOR

ENTRANCE HALL

14' 5" x 10' 6" (4.39m x 3.2m)

LIVING ROOM

20' 6" x 11' 0" (6.25m x 3.35m)

DINING ROOM

9' 8" x 8' 3" (2.95m x 2.51m)

KITCHEN / BREAKFAST ROOM

12' 2" x 11' 4" (3.71m x 3.45m)

STUDY

10' 8" x 8' 0" (3.25m x 2.44m)

CONSERVATORY

17' 1" x 10' 8" (5.21m x 3.25m)

WC

5' 1" x 3' 4" (1.55m x 1.02m)

FIRST FLOOR - LANDING

17' 2" x 9' 9" max. (5.23m x 2.97m)

BEDROOM ONE

16' 1" x 10' 5" (4.9m x 3.18m)

EN-SUITE SHOWER ROOM (bedroom one)

7' 6" x 5' 2" (2.29m x 1.57m)

BEDROOM TWO

12' 6" max. x 9' 6" (3.81m x 2.9m)

BEDROOM THREE

9' 9" x 8' 6" (2.97m x 2.59m)

BEDROOM FOUR

9' 3" x 7' 11" max. (2.82m x 2.41m)

FAMILY BATHROOM

7' X 6'6" (2.12m x 1.97m)

EXTERIOR

REAR GARDEN

42' 6" x 39' 0" (12.95m x 11.89m)

DOUBLE-WIDTH GARAGE

17' 5" x 17' 3" (5.31m x 5.26m)

PARKING SPACE TO FRONT

ADDITIONAL INFORMATION:-

Tenure: Freehold

Council Tax band: F

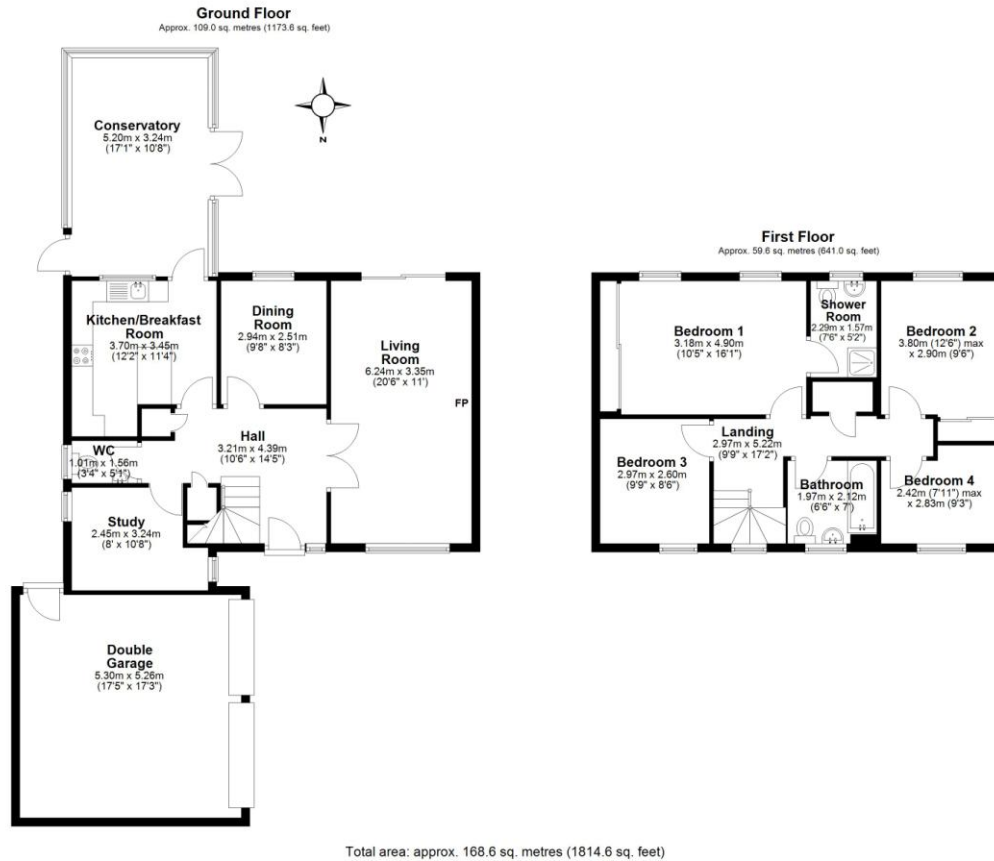
Borough: Epping Forest

Utilities: Mains gas, electricity, sewerage, water

Energy rating: To be confirmed



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 146 sq m (1,572 sq ft)



YOU MAY BE ASSURED

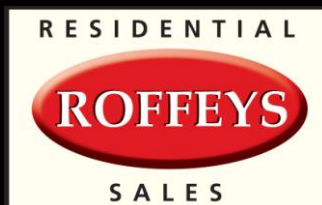


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