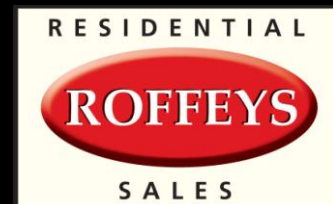




WILLINGALE ROAD, LOUGHTON, ESSEX

roffeys.net

Property Professionals *Since 1988*





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

Introduction

The accommodation on the ground floor includes an entrance hall with access to the living room. To the rear of the living room there is a good-sized kitchen / diner with glazed doors opening to the rear garden.

The first-floor landing has an airing cupboard which could be removed as part of a possible conversion of the larger front bed room to create an additional smaller third bedroom /nursery room. The property currently has two bedrooms, both good sized doubles. There is also the bathroom having an adjoining separate w.c.

Outside, there is a passageway at the side of the property, shared with the neighbouring home, providing a useful access to the rear garden which measures approximately 15m x 5.5m.

To the front of the house the garden area has provision for parking 1-2 vehicles, with access via dropped pedestrian crossing. Directly opposite are Willingale Road Allotments, rated 5-star on Google, providing a pleasant open front aspect.

Summary

- Requiring modernisation
- Linked terraced house
- 2 bedrooms - potential to make 3
- Kitchen / breakfast room
- Bathroom and separate wc
- Rear garden approx. 15m x 5.5m
- Off-road parking for 1-2 cars
- Pleasant open front aspect
- Vacant possession - no chain
- Exclusive to ROFFEYS



What is close by? Within a short stroll of the property lies Jessel Green, a wonderful open green community space beloved by many. The summit of Jessel green affords glorious, far-reaching views towards open countryside and surrounding villages.

The property's location is also most convenient for local schools, including Debden Park Academy High School, Thomas Willingale Primary School and Nursery, as well as St. John Fisher Catholic Primary School.

GROUND FLOOR:-

ENTRANCE HALL

LIVING ROOM

13' 1" x 12' 5" (3.99m x 3.78m)

KITCHEN / DINING ROOM

16' 5" x 9' 8" (5m x 2.95m)

FIRST FLOOR – LANDING

BEDROOM ONE

18' 6" max. x 10' 10" (5.64m x 3.3m)

BEDROOM TWO

11' 6" max. x 9' 11" (3.51m x 3.02m)

BATHROOM

5' 9" x 5' 6" (1.75m x 1.68m)

SEPARATE WC (ADJOINS BATHROOM)

EXTERIOR:-

REAR GARDEN

49' " x 18' 0" (15m x 5.5m) approx.

PARKING SPACE TO FRONT

ADDITIONAL INFORMATION:

Tenure: Freehold

Council Tax Band: 'C'

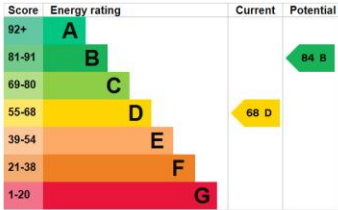
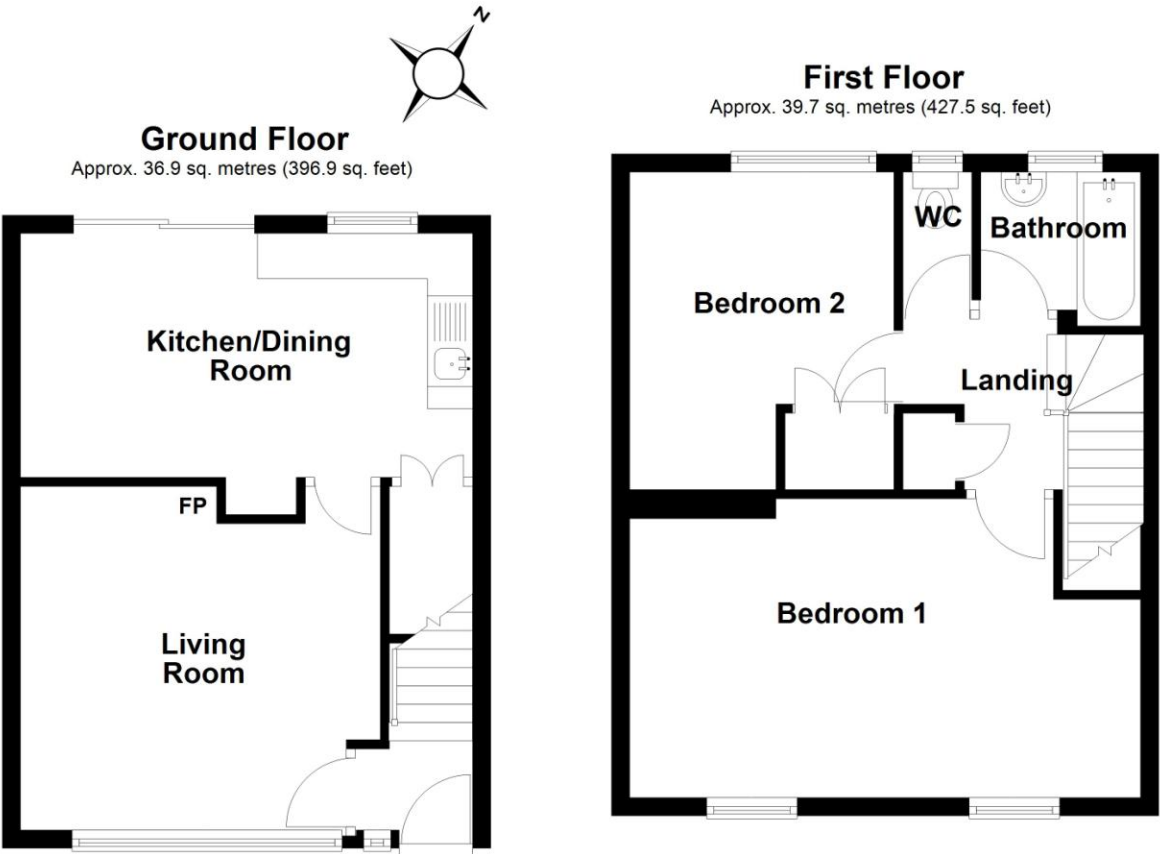
Borough: Epping Forest

Utilities: Mains gas, electricity, water, drainage

Energy Rating (EPC) Current 'D' Potential 'B'



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 77 sq m (825 sq ft)

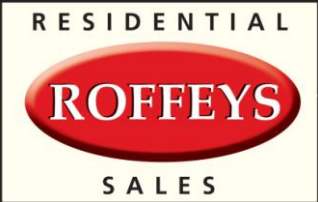


YOU MAY BE ASSURED



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

