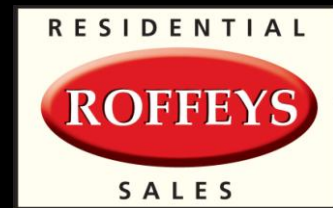




RIVER WAY, LOUGHTON,

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Introduction

ROFFEYS presents this end of terrace house located close to Roding Valley Park and Nature Reserve.

Accommodation includes two double bedrooms, plus study / nursery room and bathroom to the first-floor.

Potential exists to add value by developing a loft conversion and single-storey rear extension

Summary

- Traditional style end of terrace
- Adjacent to Roding Valley Park
- Two double bedrooms
- Nursery / study / small bed 3
- Bay-fronted living room
- Kitchen / dining room
- Garage / outbuilding
- Approx. 100ft rear garden
- Potential for loft conversion + extension



GROUND FLOOR

LIVING ROOM

16' 2" x 12' 0" max. (4.93m x 3.66m)

KITCHEN / DINING ROOM

16' 2" x 10' 10" (4.93m x 3.3m)

FIRST FLOOR - LANDING

6' 7" x 6' 0" (2.01m x 1.83m)

BEDROOM ONE

12' 4" x 9' 11" (3.76m x 3.02m)

BEDROOM TWO

10' 10" x 9' 11" (3.3m x 3.02m)

NURSERY / STUDY

6' 0" x 5' 11" (1.83m x 1.8m)

BATHROOM

7' 10" x 5' 11" (2.39m x 1.8m)

EXTERIOR: -

REAR GARDEN

100' 0" x 20' 0" (30.48m x 6.1m) approx.

GARDEN ORIENTATION - SOUTH EAST

PAVED FRONT GARDEN

SHARED DRIVEWAY

GARAGE / OUTBUILDING

17' 9" x 7' 6" (5.41m x 2.29m)

ADDITIONAL INFORMATION:-

Tenure: Freehold

Council Tax Band: D

Local Authority: Epping Forest District Council

Energy Rating: Current D Potential B

Main Services connected: Water, Gas, Electricity, Sewage



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 77 sq m (829 sq ft)

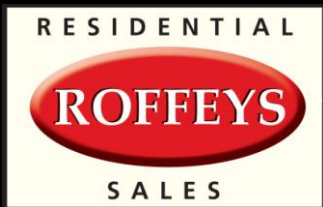


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ROFFEYS RESIDENTIAL
37 Highbridge Street • Waltham Abbey • Essex • EN9 1BD
T: 01992 788088 E: enquiries@roffeys.net www.roffeys.net
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