



PICK HILL, WALTHAM ABBEY, ESSEX

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Introduction

Exclusive to ROFFEYS. This well-maintained detached residence with four double bedrooms and two bathrooms, including en-suite to the fitted main bedroom, offers well-presented accommodation throughout having a gross internal area of approximately 1600 sq.ft.(148 sq.m.).

The accommodation is freshly decorated in a mainly white finish combined with neutral hues, creating a soothing interior design greatly enhanced by an abundance of natural light.

The ground floor accommodation includes a modern kitchen / breakfast room with a good-sized adjoining utility room. There is also a spacious living room with Amtico flooring and a family room / study.

Externally, the property's large frontage affords much kerb appeal while also providing excellent parking facilities and access to the garage.

To the rear an attractively displayed garden benefits from southeast orientation and provides access to a workshop which has a connecting door to the garage.

Pick Hill is located on the popular Upshire side of the town where this property benefits from having a delightful open rear aspect.

Summary

- Appealing detached residence
- Four double bedrooms
- Two reception rooms
- Kitchen / breakfast room
- Separate utility room
- Bathroom and shower room
- Excellent parking facilities
- Lovely open rear aspect
- Chain-free sale
- Exclusive to ROFFEYS



It is worth noting that this property is available as a chain-free sale.

All areas and dimensions stated are approximate

GROUND FLOOR

ENTRANCE HALL

16' 1" x 8' 10" max. (4.9m x 2.69m)

GUEST WC

KITCHEN / BREAKFAST ROOM

12' 0" max. x 11' 3" (3.66m x 3.43m)

UTILITY ROOM

7' 3" x 7' 1" (2.21m x 2.16m)

STUDY / FAMILY ROOM

17' 3" x 7' 3" (5.26m x 2.21m)

LIVING ROOM

18' 0" x 13' 0" (5.49m x 3.96m)

FIRST FLOOR - L-SHAPED LANDING

18' 1" x 5' 9" (5.51m x 1.75m) max.

BEDROOM ONE

15' 2" x 11' 10" (4.62m x 3.61m)

EN SUITE SHOWER ROOM

8' 5" x 2' 6" (2.57m x 0.76m)

BEDROOM TWO

10' 5" x 9' 10" (3.18m x 3m)

BEDROOM THREE

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

BEDROOM FOUR

10' 5" x 7' 11" (3.18m x 2.41m)

FAMILY BATHROOM

8' 5" max. x 7' 9" (2.57m x 2.36m)

EXTERIOR:-

GARAGE

17' 11" x 8' 2" (5.46m x 2.49m)

WORKSHOP / STORAGE

11' 2" x 8' 2" (3.4m x 2.49m)

REAR GARDEN

39' x 36' (12m x 11m)

ADDITIONAL INFORMATION:

Tenure: Freehold

Council Tax band 'F'

Borough: Epping Forest

Utilities: Mains gas, electricity, drainage, water

Energy performance rating: To be advised



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 153 sq m (1,647 sq ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 145.2 sq. metres (1562.6 sq. feet)

YOU MAY BE ASSURED

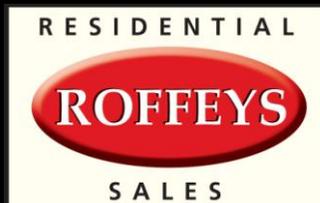


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