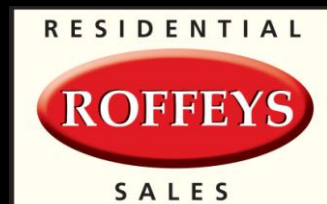




ROMAN WAY, WALTHAM ABBEY, ESSEX

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Introduction

Roffeys presents this spacious semi-detached residence having many attributes associated with modern design, including three double bedrooms, en-suite shower room to the main bedroom, and direct secondary doorway access from the second bedroom to the family bathroom.

From the entrance hall there is access to a downstairs wc, most practical for when guests arrive, having a modern suite and tiled floor. Laminated wood-effect flooring extends seamlessly from the entrance hall through to the living room and into the sizeable conservatory, with double-opening doors to the rear garden.

The spacious kitchen/breakfast room has provision for domestic appliances and a range of contemporary units in a laminated white gloss finish. This is complemented by granite work tops, a matching bespoke island unit and tiled floor. From the kitchen there is access to the reasonable-sized dining room which has double-opening doors to the rear garden.

The rear garden has a south-westerly aspect, meaning it enjoys the sun for most of the day until it settles in the west. The garden has artificial grass for low maintenance, and close-boarded perimeter fencing with double-opening gates to the side onto the driveway. There is access to the detached garage which has power supply and loft space for additional storage.

The garage is sited to the side of the property and is served by a double-width private driveway. This valuable parking facility sets the property apart from many of the other houses on the development, as it allows for two vehicles to be parked side-by-side in front of the garage.



Summary

- Modern semi-detached
- Three double bed rooms
- En-suite + family bath room
- Two reception rooms
- Large conservatory
- Kitchen / breakfast room
- Detached garage
- Double-width driveway
- Good-sized rear garden
- Exclusive to ROFFEYS

To the front, the garden area is dressed in grey slate chippings, enhanced by black railings and gates to the perimeter, providing a most attractive appearance.

Roman Way is a secluded cul-de-sac directly off Deer Park Way. It lies to the southern edge of Waltham Abbey town, and a nearby footbridge provides access onto the wonderful, peaceful environment afforded by the open space of Gunpowder Country Park. The park is also home to a state-of-the-art, environmentally friendly field station. This prominent building, with its grass roof, reflects the park's industrial heritage. And whether you are a cyclist, jogger, walker, or wildlife observer, you can enjoy the network of all-weather footpaths, while a permissive bridleway welcomes horse riders during the summer months.

Approximate gross internal area = 1678 sq.ft. (156 sq.m)

GROUND FLOOR

ENTRANCE HALL

13' 6" x 4' 7" (4.11m x 1.4m)

CLOAKROOM / WC-

5' 7" x 5' 0" (1.7m x 1.52m)

LIVING ROOM

16' 1" x 13' 0" max. (4.9m x 3.96m)

CONSERVATORY

13' 7" x 13' 6" (4.14m x 4.11m)

KITCHEN / BREAKFAST ROOM

16' 1" x 13' 8" max. (4.9m x 4.17m)

DINING ROOM

16' 1" x 9' 5" (4.9m x 2.87m)

FIRST FLOOR - LANDING

12' 7" x 6' 10" (3.84m x 2.08m)

BEDROOM ONE

16' 1" x 13' 2" max. (4.9m x 4.01m)

EN-SUITE SHOWER ROOM

8' 10" max. x 4' 4" (2.69m x 1.32m)

BEDROOM TWO

17' 3" x 8' 0" (5.26m x 2.44m)

BEDROOM THREE

14' 0" x 7' 10" (4.27m x 2.39m)

FAMILY BATHROOM

9' 0" max. x 7' 1" (2.74m x 2.16m)

EXTERIOR:

REAR GARDEN

40' 0" x 30' 0" (12.19m x 9.14m) approx.

DETACHED GARAGE

17' 0" x 9' 6" (5.18m x 2.9m)

FRONT GARDEN

DOUBLE PARKING SPACE



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 156 sq m (1,678 sq ft)



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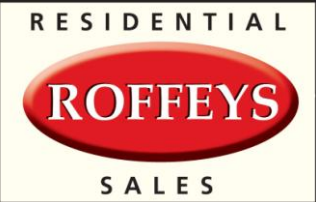
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