



FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



40 Deepdene Road
Loughton, IG10 3PP
£475,000



SCCHOOL PRIORITY(CATCHMENT) AREA

The property is in the priority catchment area for Alderton Infant and Junior School and Roding Valley Secondary School.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.



- Middle-Terraced House
- 3 Bedrooms
- Off-Street Parking

- Pleasant Rear Garden
- Walking Distance to Underground Station
- Gas Central Heating

Viewing is available strictly by appointment with Stevenette and Company LLP 020 3657 6576

This 3 bedroom property is located within an established residential area within reach of local shops and amenities and the Underground Station. The house is smartly-presented throughout and has been fitted with a contemporary kitchen opening to a superb dining/conservatory. Three well-proportioned bedrooms are complemented by a modern fitted family bathroom and to the rear is a low-maintenance garden.

ENTRANCE HALL

LIVING ROOM

13' 0" x 12' 6" (3.96m x 3.81m)

KITCHEN

16' 4" x 8' 2" (4.98m x 2.49m)

CONSERVATORY/DINING ROOM

13' 6" x 9' 6" (4.11m x 2.9m)

FIRST FLOOR

BEDROOM 1

11' 10" x 11' 3 max" (3.61m x 3.43m)

BEDROOM 2

11' 4" x 9' 8" (3.45m x 2.95m)

BEDROOM 3

11' 10" x 6' 11" (3.61m x 2.11m)

BATHROOM

8' 7" x 5' 7 max" (2.62m x 1.7m)

EXTERIOR

To the rear of the property is a predominantly paved garden enclosed by fencing with a shared gated side path.

To the front of the house there is a block set driveway providing off-street parking area.

