



 **3**
Bedrooms

 **1**
Bathroom



GUIDE PRICE £475,000 - £500,000

OPEN HOUSE EVENT

SATURDAY 29TH JULY 2023

12PM - 1:30PM

Friend & Farrelly are please to introduce this delightful 3-bedroom, 1-bathroom residence nestled on the serene Roding Road in the highly sought-after town of Loughton. This lovely home presents a perfect opportunity for families, young professionals, or investors seeking a comfortable and convenient living space in a tranquil neighbourhood.

Key Features:

- 1. Spacious Bedrooms:** The property boasts three well-proportioned bedrooms, each offering ample space for relaxation and privacy. These rooms are filled with natural light, providing a warm and inviting atmosphere.
- 2. Separate Dining Room:** At the rear of the property allowing for sun from the South West facing garden to pour in.
- 3. Cosy Living Room:** The heart of this home is its cosy living room, providing an ideal space for relaxation and entertainment. Whether it's unwinding after a long day or hosting gatherings with friends and family, this inviting area will easily accommodate all your needs.
- 4. Functional Kitchen:** The property includes a functional kitchen equipped with all the essential appliances and ample storage space.
- 5. South West Facing Garden:** Step outside into the private garden oasis, offering a tranquil retreat from the hustle and bustle of daily life. The outdoor space is perfect for enjoying morning coffee, hosting barbecues, or letting kids play freely in a safe environment.
- 6. Excellent Location:** Situated in Loughton, a picturesque town renowned for its green spaces and friendly community, this property enjoys easy access to local amenities, schools, parks, and leisure facilities. Commuters will also appreciate the convenience of nearby transportation links, making travel to central London and surrounding areas effortless.
- 7. Potential for Expansion:** The property offers potential for future expansion, with the possibility of extending the living space or adding extra features (subject to local planning permissions).

Overall, this 3-bedroom house on Roding Road presents an excellent opportunity to embrace a comfortable and fulfilling lifestyle in a peaceful yet well-connected location. Don't miss the chance to make this property your dream home. Arrange a viewing today and explore the possibilities it has to offer.

