## 53 Tycehurst Hill

Loughton, Loughton

Guide Price £1,300,000

Council Tax band: G

Tenure: Freehold

- FOUR DOUBLE BEDROOMS
- POTENTIAL TO EXTEND
- UTILITY ROOM
- SHORT WALK TO HIGH STREET
- CLOSE TO STATION
- OFF ROAD PARKING
- POPULAR LOCATION
- EPC RATING D











### **Entrance hall**

### Wc

### **Living Room**

14' 2" x 15' 6" (4.33m x 4.73m)

### Lounge/ Diner

23' 2" x 14' 9" (7.07m x 4.49m)

### Kitchen/ Breakfast Room

18' 8" x 16' 11" (5.69m x 5.15m)

### **Utility Room**

10' 6" x 7' 3" (3.20m x 2.21m)

### Landing

### **Bedroom One**

14' 6" x 14' 9" (4.42m x 4.50m)

### Bedroom Two

13' 6" x 14' 9" (4.12m x 4.50m)

### **Bedroom Three**

16' 1" x 8' 4" (4.90m x 2.55m)

### **Bedroom Four**

12' 6" x 8' 6" (3.82m x 2.58m)

### Bathroom

10' 6" x 6' 9" (3.20m x 2.05m)

### **Shower Room**

5' 4" x 6' 8" (1.63m x 2.03m)















# Lowest Ground Floor Approx. 14.1 sq. metres (152.1 sq. feet) Storage/Workshop 2.65m x 4.30m (8'8" x 14'1") Ground Floor Approx. 98.7 sq. metres (1062.1 sq. feet)

# Lounge/Dining Room 7.07m (23'2") x 4.49m (14'9") max Kitchen/Breakfast Room 5.69m x 5.15m (18'8" x 16'11") FP Hall Utility 3.20m x 2.21m (10'6" x 7'3") Living Room 4.33m (14'3") max x 4.73m (15'6") FP wc Storage 1.51m x 2.21m (5' x 7'3")

### First Floor

Approx. 72.2 sq. metres (777.0 sq. feet)



Total area: approx. 185.0 sq. metres (1991.3 sq. feet)