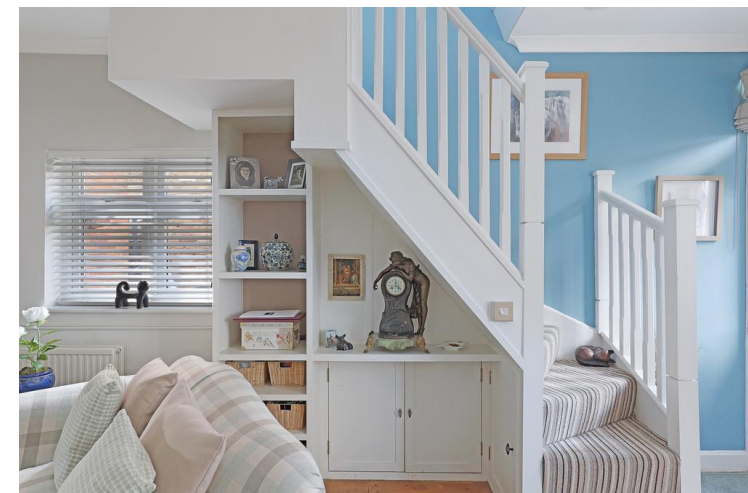




Gross Internal Floor Area:
Approximately
822 sq.ft. / 76 sq.m.



FREE MARKET APPRAISAL

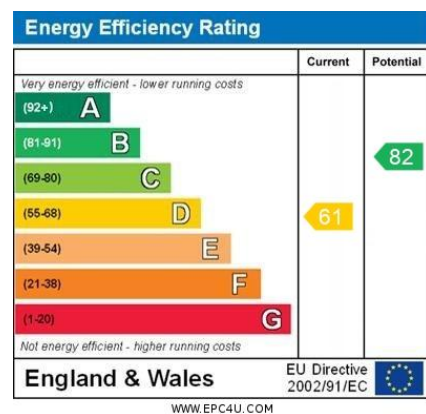
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



61 Englands Lane
Loughton, IG10 2QX
£525,000

Sedley House, 136 Church Hill, Loughton,
Essex, IG10 1LJ
Tel: 020 3657 6576
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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.



- Semi-Detached House
- 2 Double Bedrooms
- Built in 1901

- Gas Central Heating
- Double Glazing
- Off-Street Parking

Built in 1901 this semi-detached house offers charming 2-double-bedroom accommodation of great appeal that has been extended in the past to offer very versatile living. With noticeably high ceilings, the property is particularly smartly-kept and the semi-open plan ground floor leads beautifully through to the very pretty SOUTH-FACING garden. There is a driveway giving off-street parking though the house is just a short walk from a number of local shops and amenities including Lidl, Sainsburys and transport routes towards the Central Line station.

GROUND FLOOR

LIVING & DINING ROOM

20' 10" x 12' 10" (6.35m x 3.91m)

The measurement excludes the walk-in bay. A living flame cast-iron gas fire sits within a timber surround and the staircase leads off.

BREAKFAST KITCHEN

15' 6" x 8' 11" (4.72m x 2.72m)

Opening to:

SUN ROOM

8' 0" x 7' 8" (Avg)" (2.44m x 2.34m)

BATHROOM, SHOWER ROOM & WC

8' 4" (Avg)" x 7' 3" (Min)" (2.54m x 2.21m)

FIRST FLOOR

LANDING

BEDROOM 1

12' 10" x 12' 4" (Max)" (3.91m x 3.76m)

The measurement includes a pair of fitted wardrobes.

BEDROOM 2

12' 10" (Max)" x 8' 2" (3.91m x 2.49m)

EXTERIOR

The house has a block-set driveway giving off-street parking and stands behind a shallow forecourt area of garden.

The rear garden faces directly south and is attractively presented with lawn, a paved patio and planted beds and borders.

BROADBAND

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

COUNCIL TAX

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

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.

SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Hereward Primary School & Debden Park High School.



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

