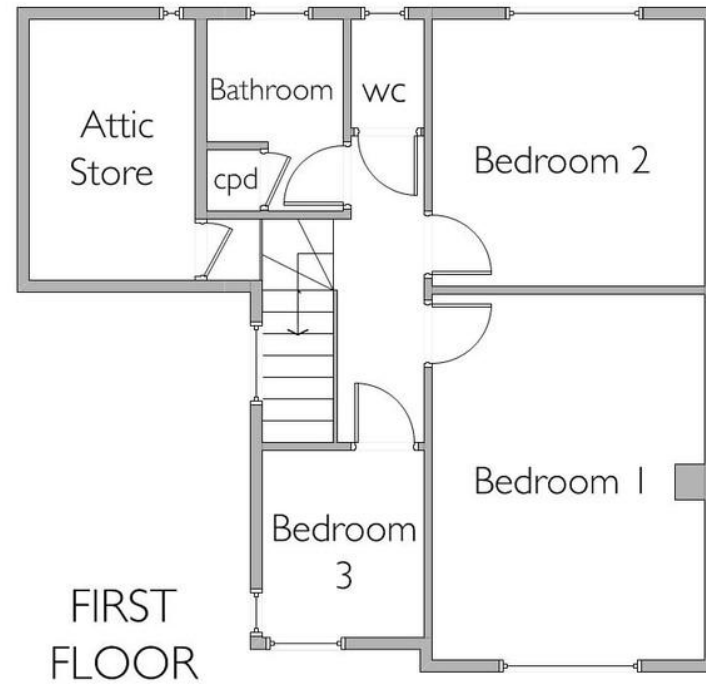




Gross Internal Floor Area (excluding Garage and Attic Store):
Approximately 1279sq.ft. / 119 sq.m.



FREE MARKET APPRAISAL

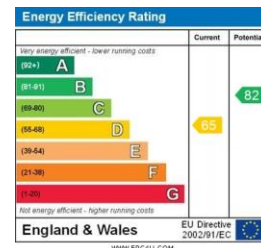
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



Sedley House, 136 Church Hill, Loughton, Essex, IG10 1LJ
Tel: 020 3657 6576
Email: enquiries@stevenette.com

@StevenetteandCoLLP
 @StevenetteandCo

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.



**7 Spring Grove
Loughton, IG10 4QA
£820,000**



- Semi-Detached House
- 3 Bedrooms
- Gas Central Heating

- Double Glazing
- Southwest-Facing Garden
- Driveway & Garage

EXTERIOR

The house stands in a roughly rectangular site that includes a front garden with driveway, gated side path and very appealing rear garden which is laid to lawn with established shrubs and borders.

SERVICES

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

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).

COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

The property stands in the Priority Admissions Area for Staples Road and St John Fisher Catholic Primary Schools.

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

Offered with NO ONWARD CHAIN, a very well-proportioned and established semi-detached house of great potential. Spring Grove is one of the town's most highly-sought roads and is very well-placed for access to Loughton's vibrant High Road with its great range of restaurants, cafes and shops, the Central Line station, other transport routes and local schools. The house stands in a generous plot that offers a lovely southwest-facing garden. Ripe for some modernisation and perhaps extension (subject to all necessary permissions), this is a superb opportunity to create a family home in a top location.

GROUND FLOOR

- STORM PORCH**
- ENTRANCE HALL**
- LIVING & DINING ROOM**
27' 0" x 11' 5" (8.23m x 3.48m)
- KITCHEN**
11' 0" x 8' 6" (3.35m x 2.59m)
- CONSERVATORY**
18' 4" x 8' 8" (5.59m x 2.64m)
- SHOWER ROOM & WC**
6' 6" x 4' 8" (1.98m x 1.42m)
- STORE**
7' 5" x 3' 1" (2.26m x 0.94m)
- INTEGRAL GARAGE**
13' 5" x 7' 10" (4.09m x 2.39m)

FIRST FLOOR

- LANDING**
- BEDROOM 1**
15' 3" x 11' 7" (4.65m x 3.53m)
- BEDROOM 2**
11' 5" x 11' 3" (3.48m x 3.43m)
- BEDROOM 3**
7' 8" x 6' 9" (2.34m x 2.06m)
- BATHROOM**
8' 3" x 5' 10" (2.51m x 1.78m)
- SEPARATE WC**
- ATTIC STORE**
11' 1" x 6' 11" (3.38m x 2.11m)
Measured at floor level. Accessed from the landing is a generous attic store area which houses the central heating and hot water boiler.

