

Gross Internal Floor Area:  
Approximately 683 sq.ft. / 63sq.m.



GROUND FLOOR

FIRST FLOOR



**FREE MARKET APPRAISAL**

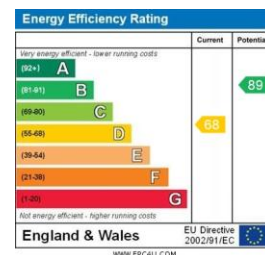
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**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.



**154 Grosvenor Drive  
Loughton, IG10 2LE  
£430,000**



### 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 'C'.

### SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

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



- Middle-Terrace House
- Well-Proportioned
- 2 Good Bedrooms

- Gas Central Heating
- Double Glazing
- Ground Floor WC

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

Standing in a popular residential area close to local schools, this established middle-terrace house, of traditional construction, offers well-proportioned 2-bedroom accommodation (with dressing room). The house is well presented and has, to its rear, a very pleasant south-facing garden of good size.

### GROUND FLOOR

#### LIVING ROOM

16' 3" x 12' 6" (4.95m x 3.81m)

#### KITCHEN

16' 3" x 8' 1" (4.95m x 2.46m)

#### WC

### FIRST FLOOR

### LANDING

#### BEDROOM 1

12' 6" x 10' 8" (3.81m x 3.25m)

#### DRESSING ROOM

7' 4" x 5' 8" (2.24m x 1.73m)

#### BEDROOM 2

10' 1" x 9' 10" (3.07m x 3m)

### BATH, SHOWER & WC

### EXTERIOR

The house stands behind a full-width block-set driveway that provides parking for two vehicles. A shared covered path leads between the house and its neighbour.

The rear garden is laid to lawn with a good area of paved terrace and is enclosed by fencing.

