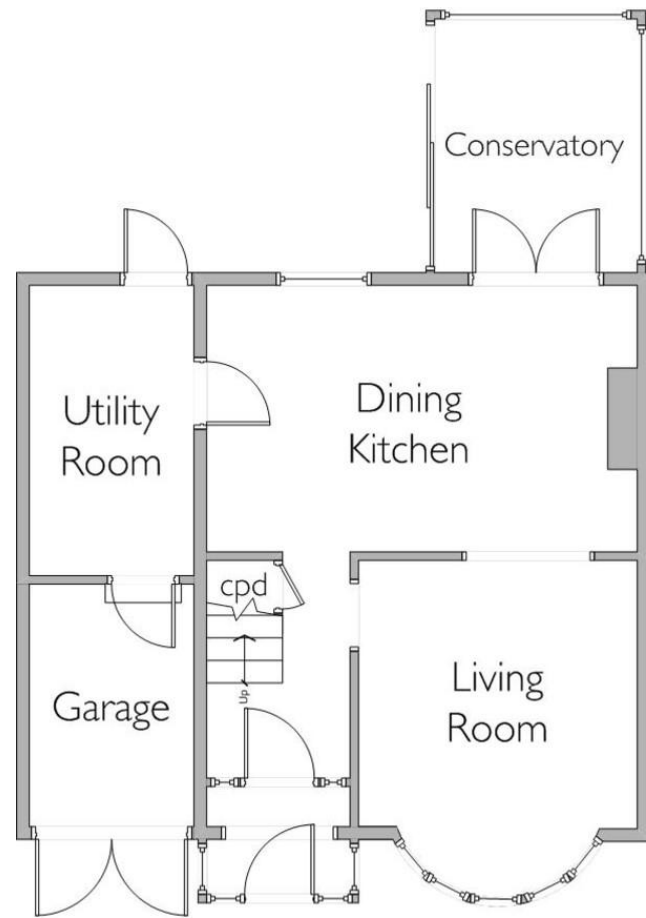
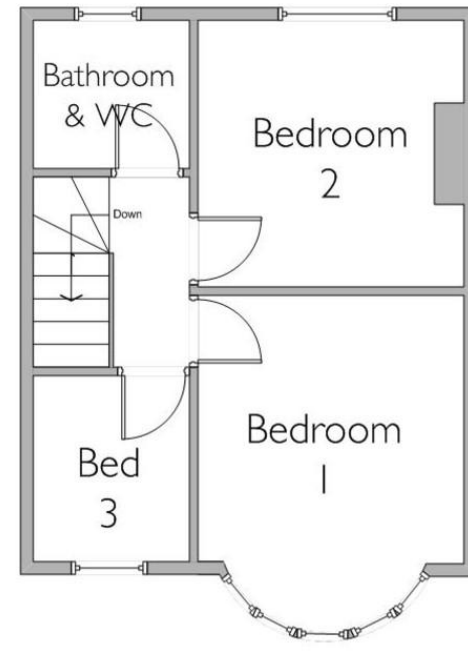


Gross Internal Floor Area:  
 Approximately  
 1026 sq.ft. / 95sq.m.  
 (including Garage/Store)



GROUND FLOOR



FIRST FLOOR



FREE MARKET APPRAISAL

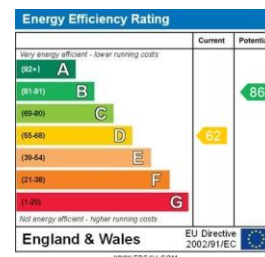
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



71 Pyrles Lane  
 Loughton, IG10 2NL  
 £525,000



### SHOWER ROOM & WC

6' 1" x 5' 9" (1.85m x 1.75m)

### EXTERIOR

The house stands behind a block-set driveway that offers good off-street parking.

To the rear is a lawned garden that faces directly West and is laid out in a design that gives two distinct areas of lawn with steps between them as well as well-established shrub 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.

### 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).

### SCHOOL CATCHMENT AREA

The property stands in the Priority Admissions Area for St John Fisher Catholic Primary School & Debden Park High School.



- Established Semi-Detached House
- Opportunity to Modernise
- Gas Central Heating
- Double Glazing
- Good Off-Street Parking
- West Facing Garden

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

Offered with NO ONWARD CHAIN this established semi-detached house is a perfect blank canvas for a buyer to embrace their inner-designer and create a lovely home of their own tastes and requirements. Standing close to local shops, amenities and schools, the house offers great scope for extension (subject to all necessary permissions) and will make a perfect family home just a short walk from the local parkland areas.

### GROUND FLOOR

#### PORCH

#### ENTRANCE HALL

#### LIVING ROOM

14' 2 (Max)" x 11' 0" (4.32m x 3.35m)  
Measured into the deep bay window.

#### DINING KITCHEN

16' 11" x 10' 5" (5.16m x 3.18m)

#### CONSERVATORY

10' 0" x 8' 2" (3.05m x 2.49m)

#### UTILITY ROOM

11' 5" x 6' 5" (3.48m x 1.96m)

#### GARAGE / STORE

10' 7" x 6' 10" (3.23m x 2.08m)

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

14' 5 (Max)" x 10' 6 (Max)" (4.39m x 3.2m)  
Measured into the bay window.

#### BEDROOM 2

10' 6" x 10' 5" (3.2m x 3.18m)

#### BEDROOM 3

7' 6" x 6' 2" (2.29m x 1.88m)

