

Stevenette



37 Honeycroft
Loughton, Essex, IG10 3PR

£575,000

PROPERTY FEATURES

- Link-Terraced House
- Over Three Floors
- Off Street Parking
- Double Glazing
- Gas Central Heating
- South Facing Garden

FULL DESCRIPTION

This stylishly presented and well extended family house is a 'turn-key' home - just ready for the new owner to come in, put their furniture down and enjoy. The house has been thoughtfully extended to the rear and on to the second floor where there is a master bedroom suite with far-reaching views to the south-facing rear. Honeycroft is very well placed for local amenities including Debden Station (approx. 2/3rds of a mile), local junior and senior schools and a wide range of shops and eateries across Loughton.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

16' 4 (Max)" x 13' 1 (Avg)" (4.98m x 3.99m)

Partially open to:

KITCHEN

13' 0" x 8' 0" (3.96m x 2.44m)

Open to:

BREAKFAST ROOM

9' 7" x 9' 0 (Max)" (2.92m x 2.74m)

French doors open to the garden.

UTILITY ROOM & WC

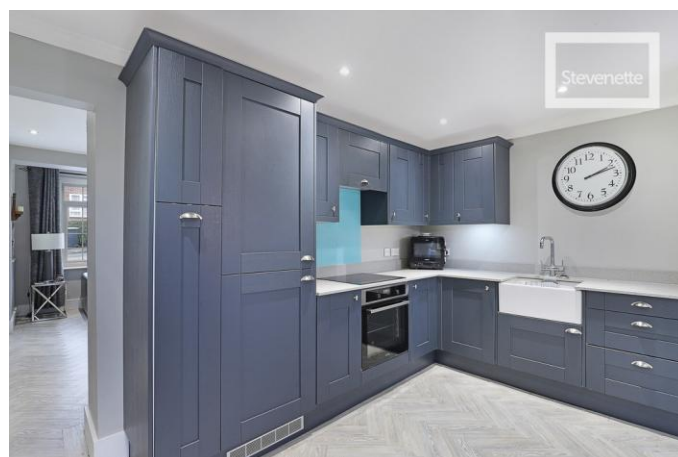
11' 7" x 3' 1" (3.53m x 0.94m)

FIRST FLOOR

LANDING

BEDROOM 2

10' 6 (Max)" x 10' 6 (Max)" (3.2m x 3.2m)



BEDROOM 3

11' 6" (Max)" x 9' 9" (3.51m x 2.97m)

BEDROOM 4

7' 7" x 7' 6" (2.31m x 2.29m)

Fitted with two banks of wardrobes and currently used as a dressing room.

BATHROOM & WC

8' 6" x 5' 7" (2.59m x 1.7m)

SECOND FLOOR

LANDING

BEDROOM 1

13' 2" (Avg)" x 11' 1" (4.01m x 3.38m)

SHOWER

EXTERIOR

There is a block-set driveway providing parking. The rear garden is laid to an attractive low-maintenance design of paved patios and well-planted beds and borders.

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.

COUNCIL TAX

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

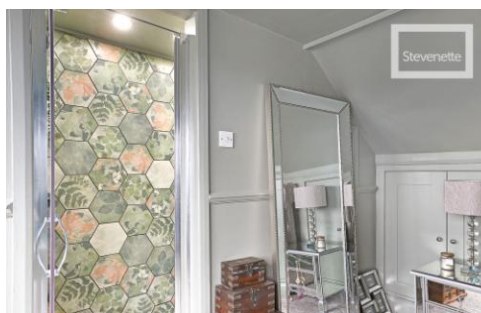
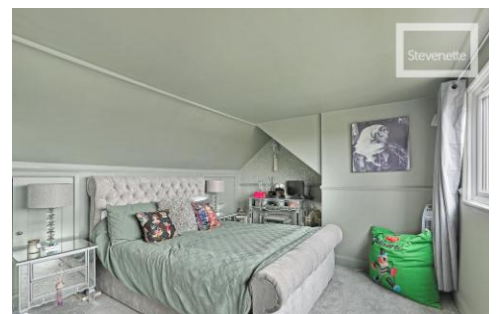
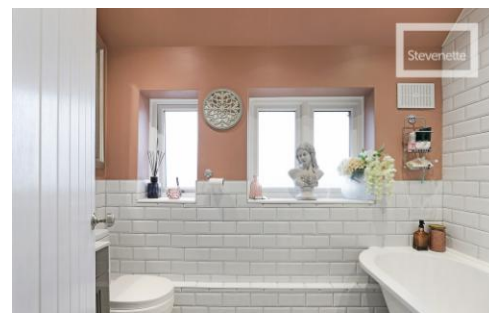
BROADBAND

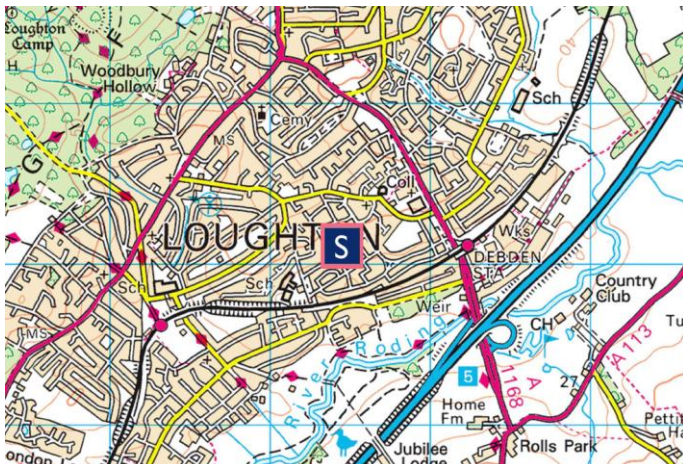
It is understood that Fibre Optic Broadband is available in this area.

SCHOOL PRIORITY (CATCHMENT) ADMISSIONS AREA

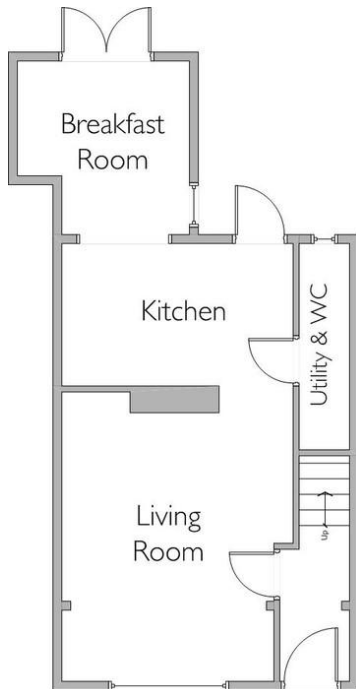
The property stands in the Priority Admissions Area for The Alderton Infant School & Debden Park High School.





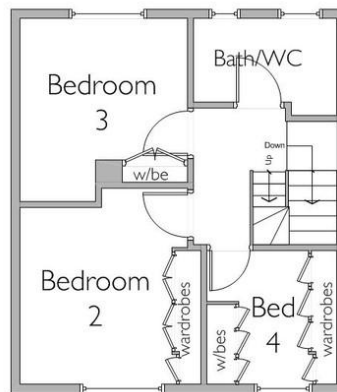


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

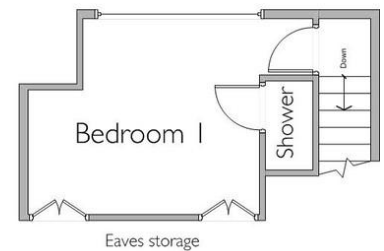


GROUND FLOOR

Gross Internal Floor Area:
Approximately 1051 sq.ft. / 98 sqm.



FIRST FLOOR



SECOND FLOOR

PROPERTY PEOPLE PROFESSIONALISM

Sedley House
136 Church Hill
Loughton
Essex
IG10 1LJ

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements