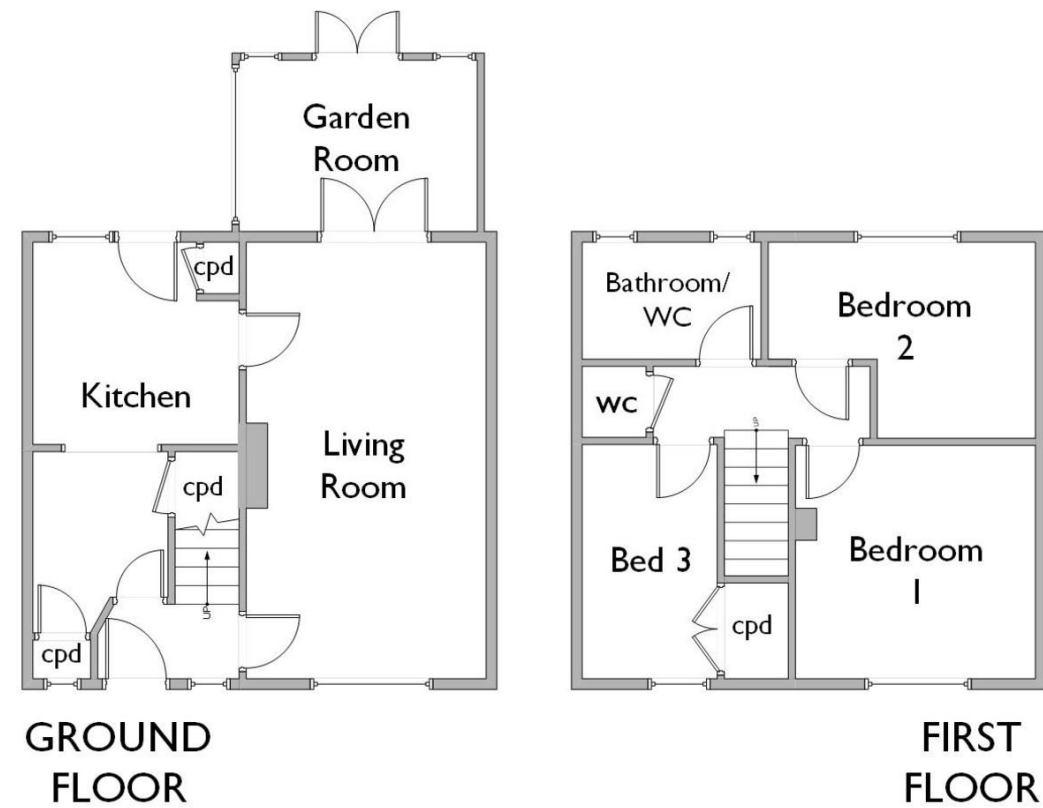


Gross Internal Floor Area:  
Approximately 871 sq.ft. / 81 sq.m  
(961 sq.ft. / 89 sq.m. including Garden Room)



## 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

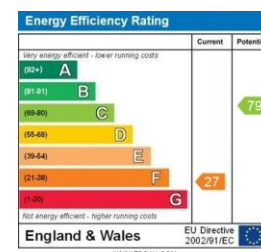
If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

## MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



Stevenette



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

@StevenetteandCoLLP

@StevenetteandCo

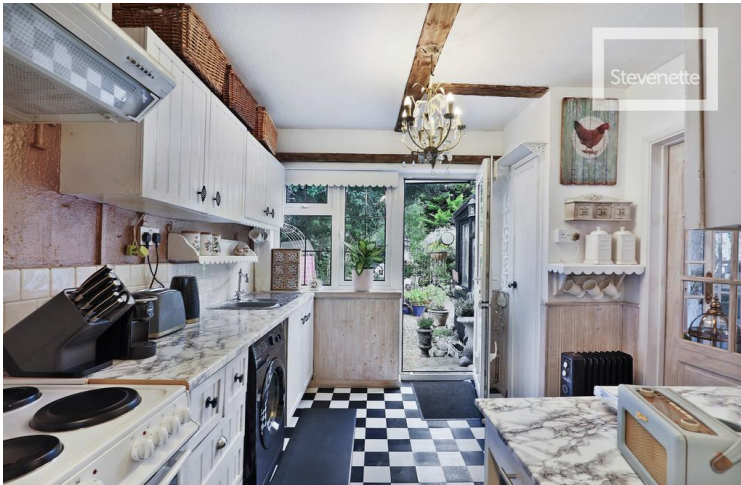


Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently 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.

Stevenette

36 Hillcroft  
Loughton, IG10 2PS  
£475,000





- Established Family Home
- 3 Good Bedrooms
- West Facing Garden
- Double Glazing
- Electric Heaters
- On-Street Parking

Offered with NO ONWARD CHAIN, this link-terraced house stands in a residential area convenient for the local schools and access to either Loughton town centre or Debden Central Line Station which is just over a mile's walk. The house is presented with real flair and character and, with an exceptionally large and attractive west-facing garden, could also give a buyer an opportunity to make their own mark.

**GROUND FLOOR**

**ENTRANCE HALL**

**KITCHEN**

9' 7 (Max)" x 16' 6 (Avg)" (2.92m x 5.03m)

**LIVING ROOM**

20' 7" x 11' 2" (6.27m x 3.4m)

**GARDEN ROOM**

11' 3" x 8' 1" (3.43m x 2.46m)

**FIRST FLOOR**

**LANDING**

**BEDROOM 1**

11' 5" x 11' 0" (3.48m x 3.35m)

**BEDROOM 2**

13' 4 (Max)" x 9' 4 (Max)" (4.06m x 2.84m)

**BEDROOM 3**

11' 0" x 6' 5" (3.35m x 1.96m)

**BATHROOM & WC**

7' 8" x 5' 6" (2.34m x 1.68m)

**EXTERIOR**

The house stands behind a front garden area laid to gravel with a number of shrubs and plants.

The rear garden is of exceptional size and is attractively presented with lawn, paved terrace and many well-stocked and variegated beds and borders.

**SCHOOL CATCHMENT PRIORITY AREA**

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

**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).

**SERVICES**

Mains electricity, water and drainage 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'.

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

