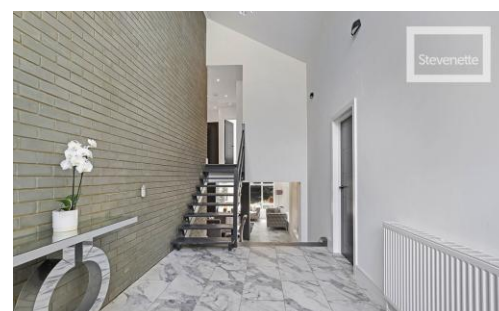
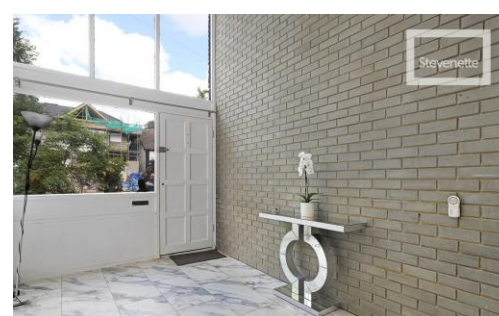


Stevenette



40a The Avenue
Loughton, Essex, IG10 4PX

£1,350,000

PROPERTY FEATURES

- Individual Detached House
- 5 Bedrooms
- Gas Central Heating
- Superb Location
- Off Street Parking
- Large Garden

FULL DESCRIPTION

Standing in one of the town's most highly regarded residential areas and just a short walk from Loughton Central Line station, this detached home is an excellent example of MID-CENTURY architecture and displays a number of features of that time including a superb vaulted hallway with exposed brick wall and an impressive flight of steps down to the open-plan reception rooms that have views over the large and southeast-facing rear garden. The house has been refurbished in recent times both cosmetically with new kitchen and bathrooms units and 'behind the scenes' with replastering, new cupboards and doors, new wiring, pipework and gas boiler.

ENTRANCE HALL

An impressive vaulted space with an interesting open-tread flight of stairs both up and down to the:

DINING AREA

14' 9" x 9' 6" (4.5m x 2.9m)

Open to:

LIVING ROOM

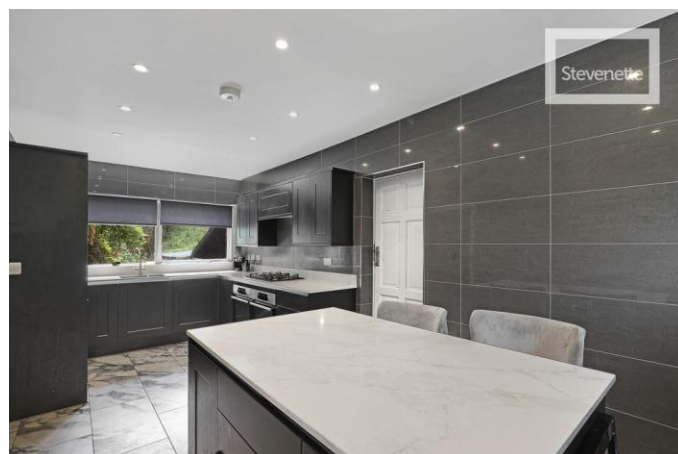
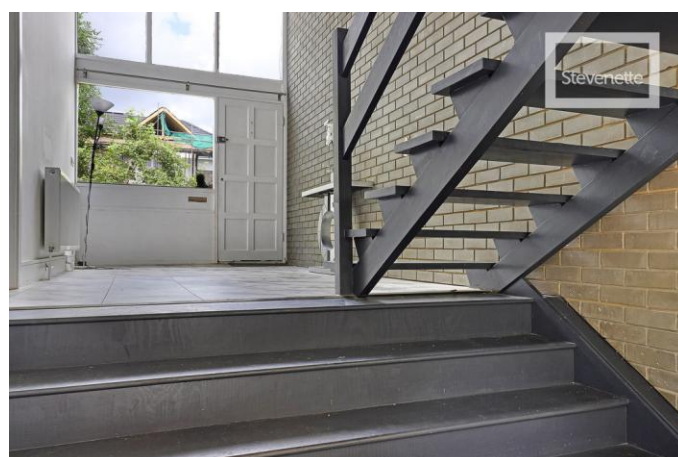
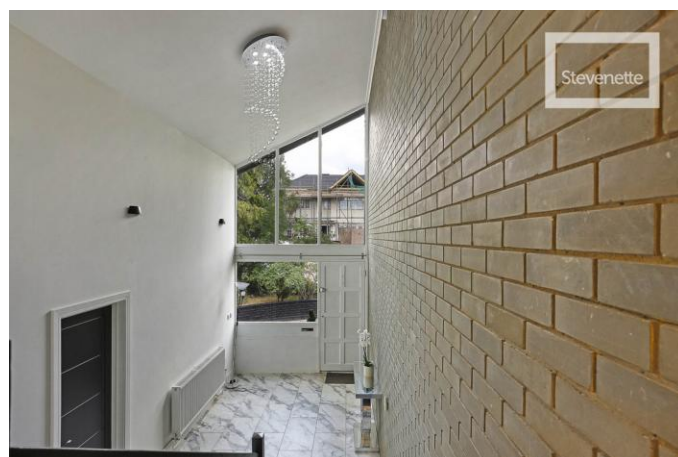
18' 8" x 13' 11" (5.69m x 4.24m)

KITCHEN

19' 6" x 8' 11" (5.94m x 2.72m)

SIDE LOBBY

WC



BEDROOM 5

17' 0" x 9' 8" (5.18m x 2.95m)

EN-SUITE SHOWER

FIRST FLOOR

LANDING

BEDROOM 1

17' 4" x 10' 1" (5.28m x 3.07m)

BEDROOM 2

12' 7" x 8' 11" (3.84m x 2.72m)

BEDROOM 3

14' 0" x 7' 4" (4.27m x 2.24m)

BEDROOM 4

9' 7" x 6' 9" (2.92m x 2.06m)

BATH, SHOWER & WC

5' 6" x 10' 10" (1.68m x 3.3m)

EXTERIOR

The house is approached over a gravel drive that provides parking and a terrace of steps leads up to the front door.

The rear garden is of exceptional size and hosts a number of mature trees.

SERVICES

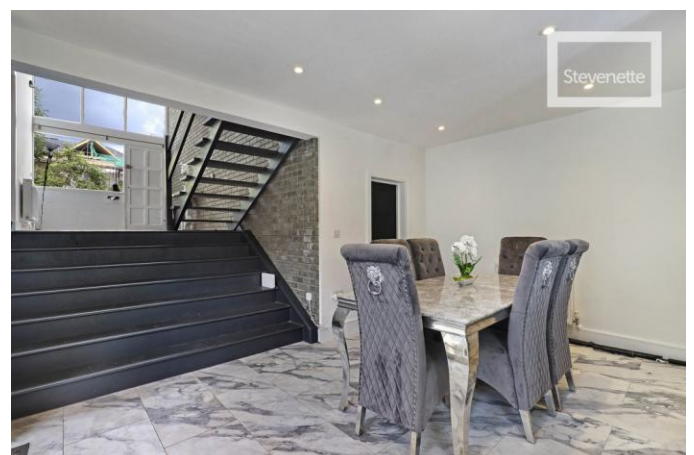
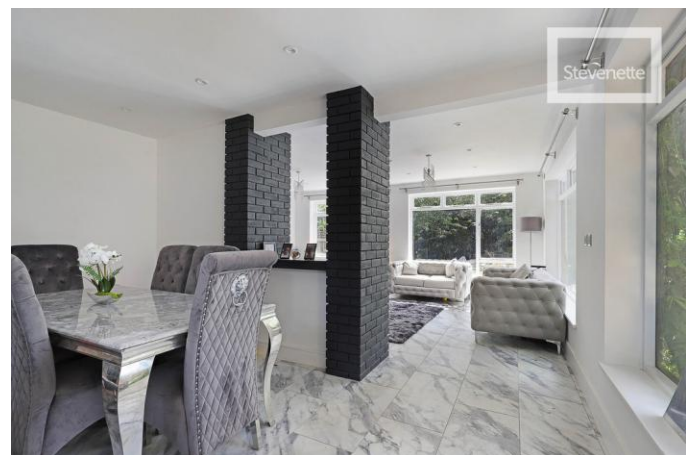
All mains services are understood to be connected. No services or installations have been tested.

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 'G'.



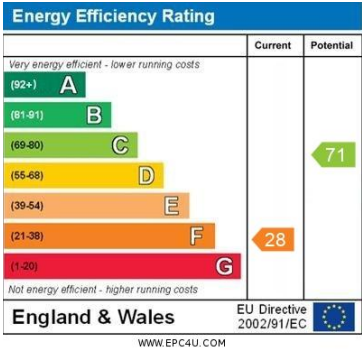
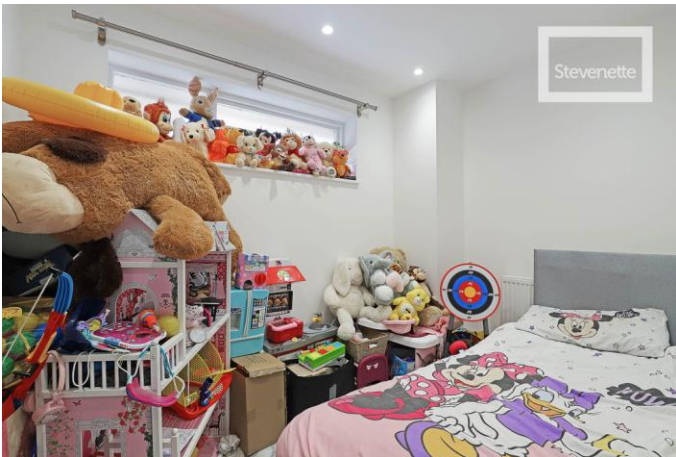


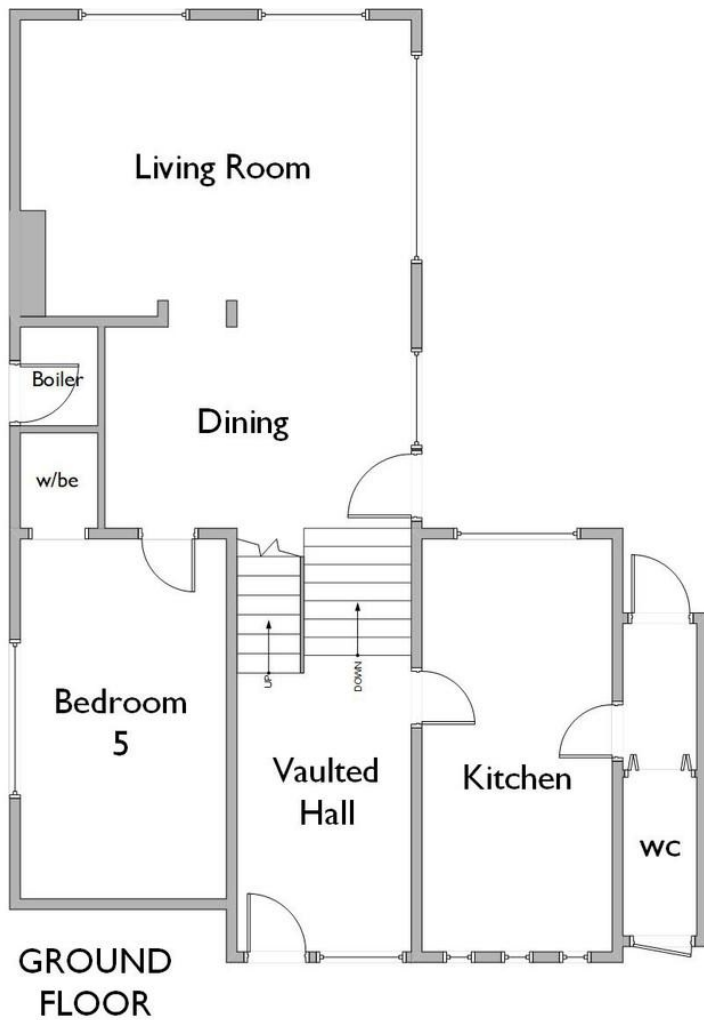
SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Staples Road Primary School & Davenant Foundation School

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).





PROPERTY PEOPLE PROFESSIONALISM

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Loughton
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IG10 1LJ

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020 3657 6576

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