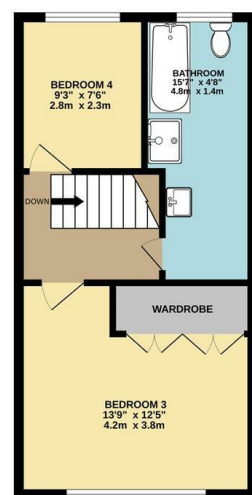
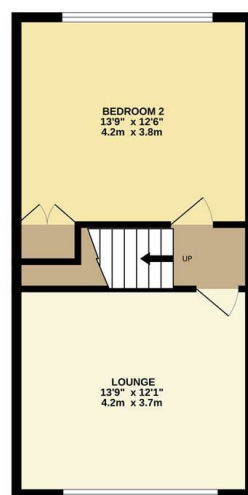
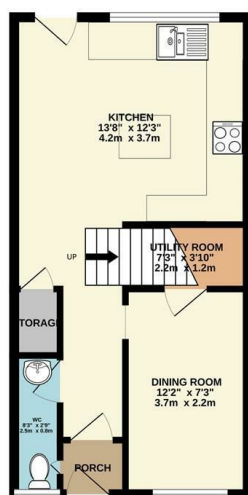


GROUND FLOOR  
392 sq. ft. (36.4 sq. m.) approx.

1ST FLOOR  
392 sq. ft. (36.4 sq. m.) approx.

2ND FLOOR  
392 sq. ft. (36.4 sq. m.) approx.



TOTAL FLOOR AREA: 1216sq. ft. (113.0 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Council: Epping Forest | Council Tax Band: E | Floor Area: 1216.00 sq ft



**CHURCHILL**  
estates

The Seymours, Loughton, IG10 2RU  
Guide Price £525,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(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	

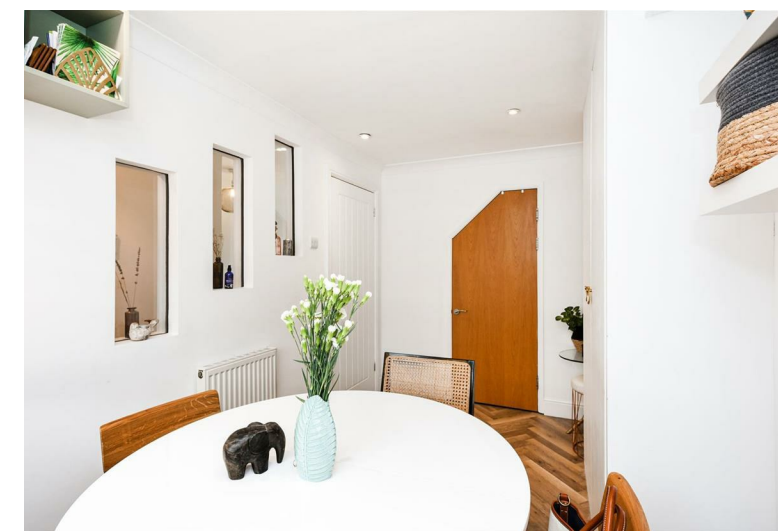


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates



Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**



Nestled in a quiet cul-de-sac in the north area of Loughton is this beautifully presented three-bedroom mid-terraced family home boasting some amazing south-facing, far-reaching views across the local area. Arranged over three floors, the current owners have lovingly and tastefully renovated throughout, giving this home the perfect balance of space and style whilst keeping a warm and cosy feel.

Wood flooring flows throughout the whole of the ground floor, which offers a separate dining area to the front, a spacious kitchen to the rear complete with a centre island boasting plenty of cupboard space and worktop area with views to the south-facing private rear garden which is partially decked and perfect for entertaining. The first floor features a large double bedroom complimented by large windows which flood plenty of natural light. The living room is also located on this floor, which is generous in size and is a perfect place to come and relax after a long day. The second floor comprises a further two bedrooms, one of which is the master, which has a spacious feel with built in storage and a stylish bathroom complete with separate bath and shower. Further benefits include a downstairs WC and offstreet parking with a block paved driveway.

Surrounded by Epping Forest and located just on the edge of town, both Loughton & Debden Central line station are within easy reach, giving easy access into the city, as well as an extensive array of supermarkets, boutiques, bars and eateries/restaurants.

