



Yale

95

**CHURCHILL**  
estates

**FOR SALE**

020 8504 2222  
churchill-estates.co.uk

**CHURCHILL**  
estates

# Swanshope, Loughton

Offers In Excess Of  
£475,000

Tenure : Freehold

Floor Area : 979.00 sq ft

Local Authority : Epping Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This charming end-terraced house presents an excellent opportunity for families seeking a comfortable and convenient home. Spanning an impressive 979 square feet, this end-terraced property boasts a well-thought-out layout, perfect for modern living. Upon entering, you are welcomed into a spacious lounge that invites relaxation and social gatherings.

Adjacent to this, a separate lounge area offers versatility, allowing for various uses such as a playroom, study, or additional living space. The kitchen is well-equipped with ample cupboard storage and generous worktop areas, making it a delightful space. The first floor features three sizeable bedrooms, providing plenty of room for family members or guests. The family bathroom is conveniently located, ensuring ease of access for all. Outside, the low-maintenance garden at the rear offers a peaceful retreat, ideal for enjoying sunny days or hosting barbecues with friends and family. The property also benefits from side access, off-street parking, and a garage, adding to its practicality. Situated in a quiet street, this home is offered on a chain-free basis, making it an attractive option for prospective buyers. Families will appreciate the proximity to highly rated primary and secondary schools, ensuring quality education is just a stone's throw away. Additionally, local shops and public transport links are within walking distance, enhancing the convenience of this delightful location.







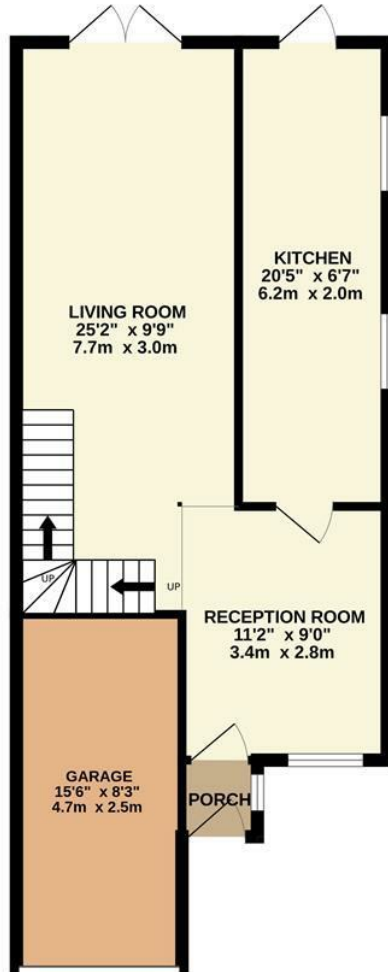
- CHAIN FREE
- SIDE ACCESS
- LARGE LOUNGE
- LARGE KITCHEN
- AMENITIES NEARBY

- OFF STREET PARKING & GARAGE
- LOW MAINTENANCE REAR GARDEN
- THREE BEDROOMS
- 0.9 MILES TO DEBDEN CENTRAL LINE STATIONS
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS

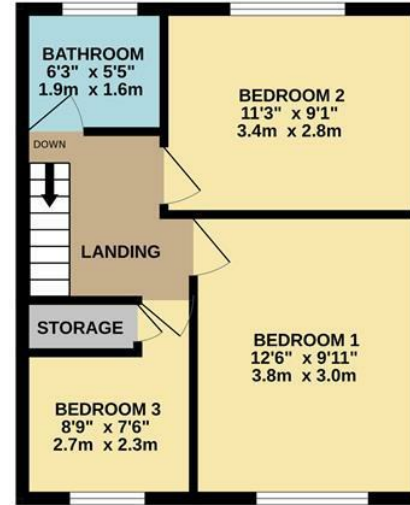




GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 979sq.ft. (91.0 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 ©2024

Email [buckhursthill@churchill-estates.co.uk](mailto:buckhursthill@churchill-estates.co.uk)

To view call **0208 504 2222**

**CHURCHILL**  
estates