



CHURCHILL
estates



Monksgrove, Loughton

Asking Price £375,000

Tenure : Freehold

Floor Area : 839.00 sq ft

Local Authority : Epping Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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



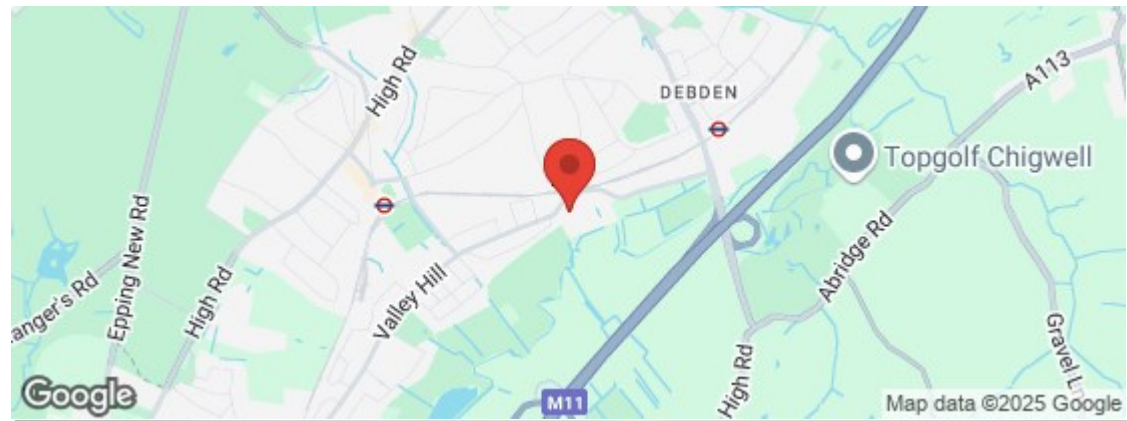
Churchill Estates are pleased to offer this delightful three-bedroom house which has been well maintained to a high standard by its current owners. Upon entering, you are welcomed into a spacious hallway that features a convenient storage cupboard and additional space under the stairs, ensuring practicality and organization. The heart of the home is undoubtedly the generous kitchen, which boasts ample worktops and cupboards, complemented by large windows that flood the space with natural light. This bright and airy atmosphere continues into the lounge, a well-proportioned room that offers a lovely view of the garden, making it an ideal spot for relaxation. The first floor comprises three sizeable bedrooms, each providing a comfortable retreat, along with a separate three-piece family bathroom that caters to all your needs. Externally, the property features a charming front garden and additional storage, while the rear presents a low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. A new roof was installed just five years ago, adding to the property's appeal and ensuring peace of mind for future owners. The location is particularly advantageous, with both Loughton and Debden Central Line stations just a short distance away, offering an easy commute into London. Furthermore, excellent vehicular access to the M25 and M11 makes this home ideal for those who travel frequently. Families will appreciate the close proximity to reputable schools, a variety of amenities, and the beautiful Roding Valley Recreation Grounds, providing ample opportunities for outdoor activities. Note, this property is non-standard construction.





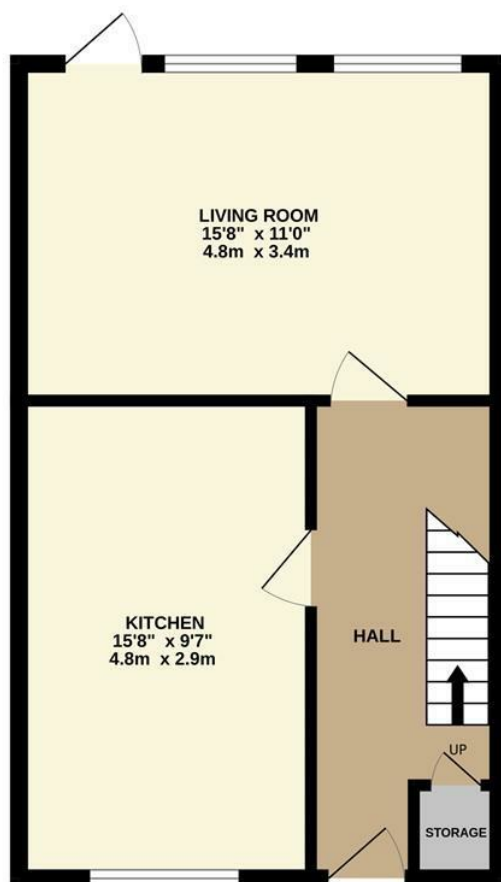


- Three Bedroom Family Home
- Epping Forest Shopping Park Moments Away
- Highly Rated Schools Nearby
- Front & Rear Gardens
- Ideal Purchase For First Time Buyers & Investors
- Easy Access To Both Loughton & Debden Central Line Stations
- Easy Access To Roding Valley Recreation Grounds
- Well Maintained
- Ample Storage

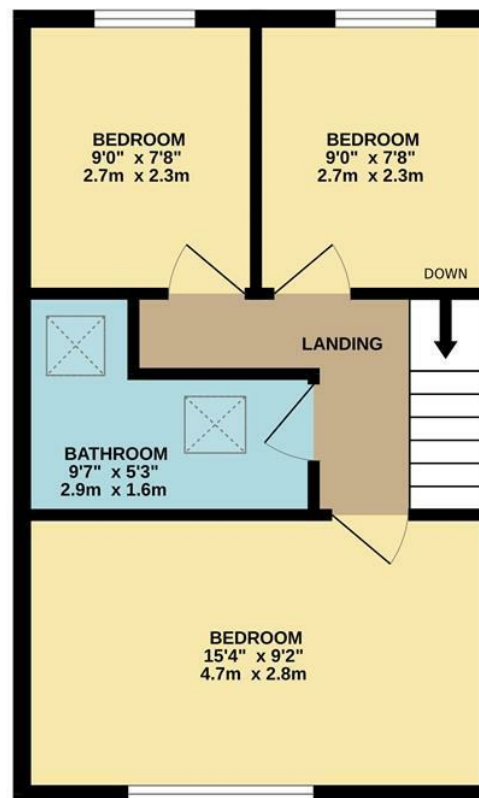




GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 839sq.ft. (77.9 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.
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To view call **0208 504 2222**

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