



**CHURCHILL**  
estates

# Monksgrove, Loughton

Offers In Excess Of  
£400,000

Tenure : Freehold

Floor Area : 856.00 sq ft

Local Authority : Epping Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1

## Energy Efficiency Rating

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





This three-bedroom house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious hallway that leads to a fully fitted kitchen, complete with ample cupboard space and a separate utility area, making it ideal for family living. The ground floor also features a convenient WC and a generous lounge/dining area, which is bathed in natural light and overlooks the well-maintained rear garden, creating a lovely space for relaxation and entertaining. As you ascend to the first floor, you will find three well-appointed bedrooms, each designed with comfort in mind. The master bedroom boasts

built-in wardrobes, providing both style and practicality. The family bathroom is thoughtfully designed, featuring a separate toilet for added convenience, and there is plenty of storage available

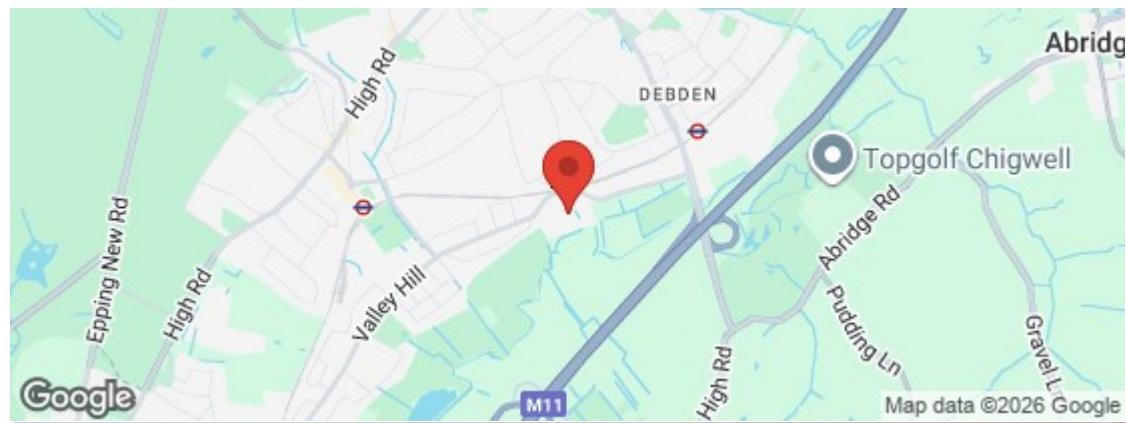
in the hallway. Externally, the property is complemented by a low-maintenance garden at the front, while the rear garden offers a good-sized outdoor space, perfect for enjoying the fresh air or hosting gatherings. Location is key, and this home is ideally situated just 0.8 miles from Debden Central Line station, providing excellent transport links for commuters. With bus routes right on your doorstep and easy access to the M11 and M25, this property is perfect for those seeking a well-connected lifestyle.





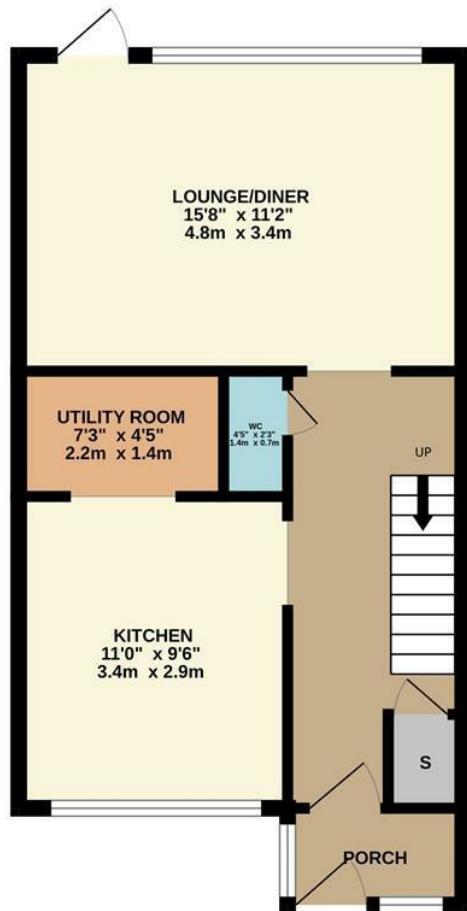


- Three bedroom family home
- Ground floor WC
- Flooded with natural light throughout
- Sizeable garden with rear access
- 0.8 miles to Debden Central Line station
- Fully fitted kitchen with separate utility area
- Spacious lounge/dining area
- Ample storage
- Amenities nearby

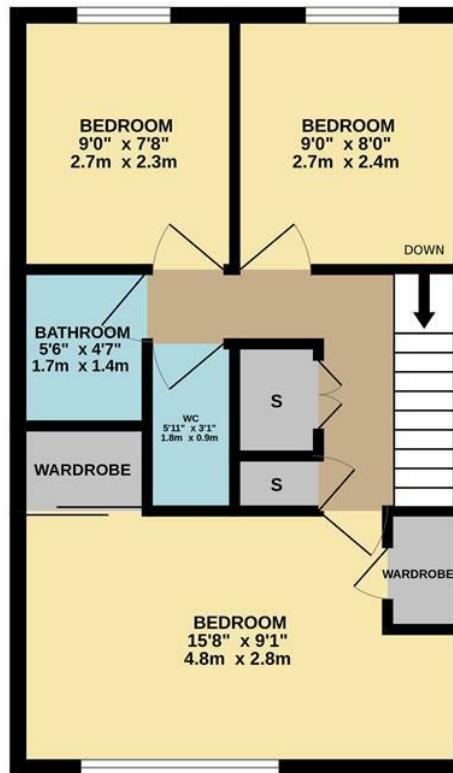




GROUND FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.5 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 operation or efficiency can be given.

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