



41 Roydon Close, Loughton, Essex, IG10 3DN

Asking price £675,000

Edward Taub are delighted to offer this stunning, semi-detached, family home, located close to White bridge Primary School as well as Roding Valley High School, Loughton Station and the popular Loughton High Road which offers plenty of boutique retail shops, cafes, bars, restaurants and supermarkets.

This home has been fully modernised throughout to a very high standard allowing the new buyer a very easy move with nothing left to do. On the ground floor is the living room. Modern fitted kitchen complete with dining area and access to the large rear beautifully kept mature garden.

To the first floor are three bedrooms with fitted wardrobes plus a family bathroom which has recently been fitted to a high standard.

Further benefits are ample off street parking for several vehicles and full double glazing.

For further questions about this property or to arrange a viewing – please call Edward Taub.

Agent note: we have been advised the property was made brick and tile in 1986, details available upon request.

Buckhurst Hill Office
62-64 Queens Road
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IG9 5BY

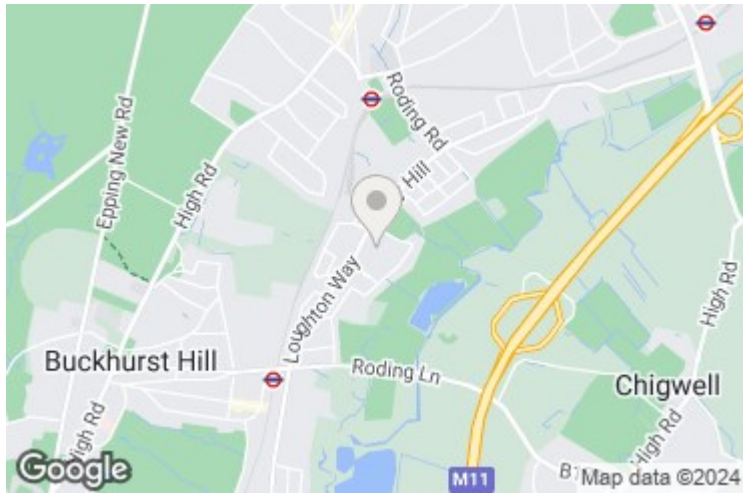
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Ground Floor

Main area: approx. 78.9 sq. metres (848.9 sq. feet)
 Plus outbuildings, approx. 5.9 sq. metres (63.9 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



Main area: Approx. 116.8 sq. metres (1257.4 sq. feet)
 Plus outbuildings, approx. 5.5 sq. metres (59.5 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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