



Brooklyn Avenue | Loughton | IG10 1BJ

£975,000

 STRETTONS

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Strettions are pleased to present this four bedroom detached property nestled on the charming Brooklyn Avenue in Loughton. This delightful property available on a chain free basis was built in 1930, offers a perfect blend of character and modern living. Spanning an impressive 1,782 square feet, this property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining.

The home features four well proportioned bedrooms, including an ensuite bathroom to the master, ensuring privacy and comfort. The family bathroom on the first floor is conveniently located, while a separate WC on the ground floor adds to the practicality of the layout.

In addition to the generous living spaces, the property includes a garage and a utility room. The conservatory invites natural light into the home, creating a warm and inviting atmosphere, perfect for enjoying the garden views throughout the seasons.

This property is ideal for families seeking a peaceful yet accessible location, with local amenities and transport links such as Loughton Train Station within easy reach. With its charming features and spacious layout, this house on Brooklyn Avenue is a wonderful opportunity for those looking to make a house their home.





- Four Bedroom Detached House
- Through Lounge
- Large Kitchen and Separate Utility Room
- Garage
- Bright Conservatory
- Ground Floor WC and First Floor Bathroom
- Walking Distance To Loughton Train Station
- Close Proximity To Local Amenities
- Easy Access to M11 & M25
- Chain Free

ENTRANCE HALLWAY

The entrance hall welcomes you with wood flooring and provides access to the downstairs WC and staircase. It connects the main reception spaces and offers a sense of openness and flow throughout the ground floor.

RECEPTION ROOM

13'5" x 13' (4.09m x 3.96m)

This spacious reception room enjoys a bright bay window dressed with elegant curtains, allowing natural light to fill the space. It features built-in shelving and cabinetry with glass-fronted display cupboards, providing plenty of storage and display options. The wooden flooring adds warmth and character to the room, creating a comfortable and inviting atmosphere.



LOUNGE

24'11" x 12'11" (7.60m x 3.94m)

The lounge is a generous room featuring wooden flooring and white walls that create a fresh, bright environment. French doors lead out to the conservatory, seamlessly connecting the indoor living space with the garden. The room benefits from ample natural light through the large bay window, making it a perfect space for relaxing or entertaining.

KITCHEN

17'1" x 9'11" (5.21m x 3.02m)

The kitchen is modern and well-appointed with sleek white cabinets and dark granite work surfaces that provide a stylish contrast.

Integrated appliances, including an oven and stovetop, are complemented by practical tiled flooring. French doors at the rear open out to the garden, creating a bright and airy feel and providing easy access to outdoor dining and entertaining.

UTILITY ROOM

11'4" x 5'4" (3.45m x 1.63m)

Adjacent to the kitchen, the utility room offers practical space with a sink and plumbing for laundry appliances. It has tiled flooring that matches the kitchen and direct access to the garage, making it highly functional for daily chores and extra storage.

CONSERVATORY

21'1" x 10'7" (6.42m x 3.23m)

The conservatory is a bright and airy space with tiled flooring that leads out to the garden. Its large windows and glass doors maximise natural light, creating a lovely indoor-outdoor connection. This room is ideal for enjoying garden views in comfort throughout the year.

BEDROOM ONE

16'8" x 10'5" (5.08m x 3.18m)

This bright and spacious master bedroom features wooden flooring and a large bank of fitted wardrobes, offering excellent storage solutions. The room is naturally illuminated by two windows with deep red curtains, contributing a cosy and restful environment.



ENSUITE

BEDROOM TWO

12'9" x 8'7" (3.89m x 2.62m)

A well-proportioned bedroom with wooden flooring and a large window allowing natural light to fill the space. The room is suitable for a variety of uses, including as a guest or children's bedroom.

BEDROOM THREE

14'2" x 9'11" (4.32m x 3.02m)

This bedroom features wooden flooring and a large built-in wardrobe with white doors. A window dressed with floral curtains brings in natural light, creating a bright and pleasant atmosphere.

BEDROOM FOUR

10'5" x 9'9" (3.18m x 2.97m)

A comfortable bedroom with wooden flooring and a window set into a sloped ceiling, providing a cosy, bright space perfect for rest or study.

BATHROOM

9'7" x 8'3" (2.91m x 2.51m)

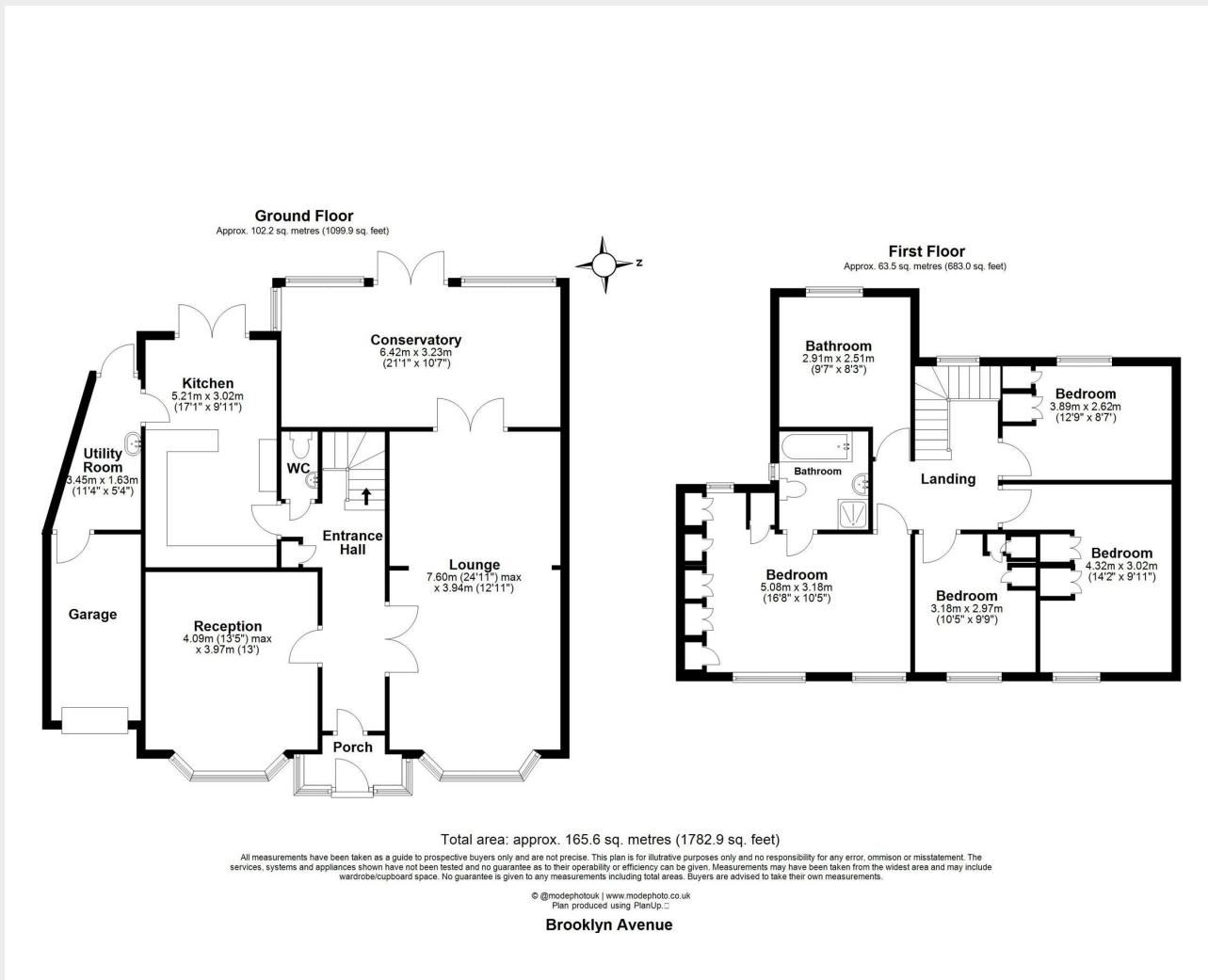
Two well-appointed bathrooms feature contemporary fittings. The principal bathroom includes a bath, separate shower, and a vanity unit with a stone basin, all set against neutral tiling. The second bathroom is similarly modern with a shower cubicle, bath, and sleek cabinetry, both offering bright, fresh spaces for relaxation.

GARAGE

The garage offers practical space for one vehicle and includes utility features such as a hot water cylinder and other fittings. It has direct internal access to the utility room and the rest of the house.

GARDEN

The rear garden is a generous, private outdoor space with a large lawn bordered by mature shrubs and trees. A paved patio area provides a perfect spot for seating and entertaining, with a summer house or garden room at the far end adding further outdoor leisure options.



Council Tax Band **G** EPC Rating **D**

Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(35-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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