





**Offers in Excess of  
£335,000**

Located in the sought-after area of Loughton, this three bedroom semi detached home is an ideal first time buy or investment. Offered to the market with no upper chain, this property comprises a lounge/diner, kitchen, bathroom, downstairs cloakroom, enclosed rear garden, garage and allocated parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator, doors to cloakroom and kitchen, open to lounge, stairs rising to first floor, wood effect laminate flooring.

## CLOAKROOM

UPVC double glazed frosted window to rear aspect. Radiator, low level WC with push button flush, pedestal wash hand basin, wood effect laminate flooring, complementary tiling.

## LOUNGE/DINER

UPVC double glazed window and door to side aspect. Radiator, wood effect laminate flooring, television point, door to conservatory.

## CONSERVATORY

Double glazed windows and door to side aspect. Wood effect laminate flooring, power and lighting.

## KITCHEN

UPVC double glazed window to front aspect. Fitted with a range of base and eye level units with work surface over, wall-mounted boiler, stainless steel sink unit with mixer tap over, radiator, wood effect laminate flooring, oven and hob with extractor hood over, space for fridge freezer, washing machine and dishwasher.

## LANDING

Doors to bedrooms and bathroom, airing cupboard, access to loft space.

## BEDROOM ONE

UPVC double glazed window to side aspect. Radiator, wood effect laminate flooring, built-in wardrobe with rail and shelving.

## BEDROOM TWO

UPVC double glazed window to front aspect. Radiator, wood effect laminate flooring, built-in wardrobe with rail and shelving.

## BEDROOM THREE

UPVC double glazed window to side aspect. Radiator.

## BATHROOM

UPVC double glazed frosted window to rear aspect. Pedestal wash hand basin, low level WC with push button flush, panelled bath with mixer tap and shower attachment over, complementary tiling.

## OUTSIDE

## GARAGE/PARKING

Single garage. Driveway parking.

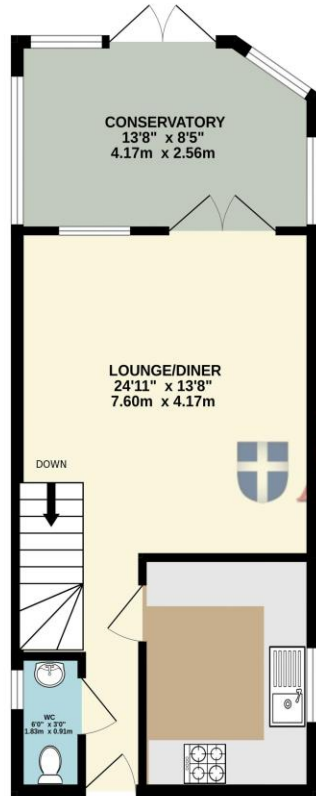
## FRONT GARDEN

Laid to lawn with path to front door, flower and shrub borders and gated side access.

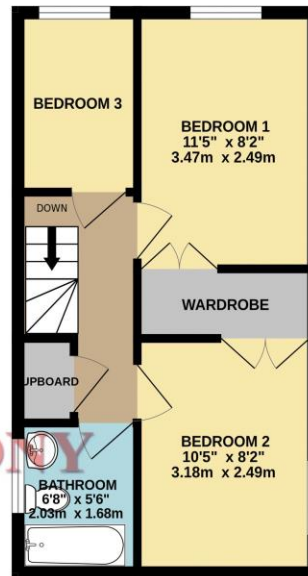
## REAR GARDEN

Laid to lawn, patio area, shed to remain, enclosed by timber fence panelling, rear gated access.

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



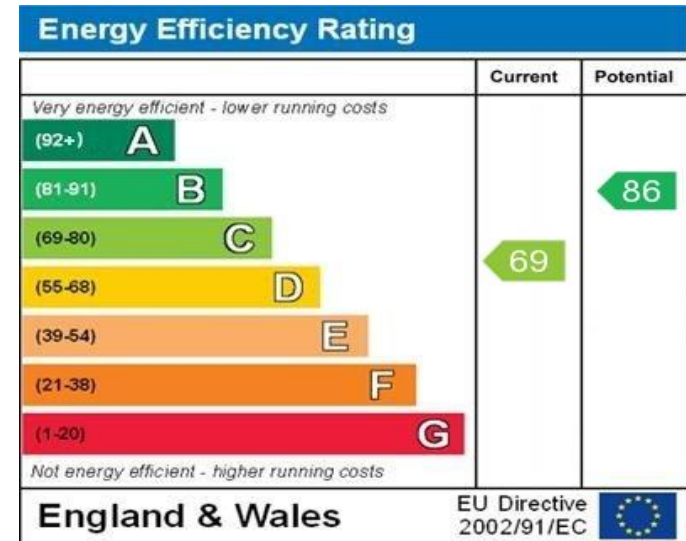
Michael  
ANTHONY

TOTAL FLOOR AREA: 793 sq.ft. (73.7 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 is given as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents



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