



Pyrles Lane, London, IG10

BUTLER & STAG



**This well-presented two bedroom split level maisonette is situated on a popular road in Loughton has been newly refurbished to a very high standard throughout.**



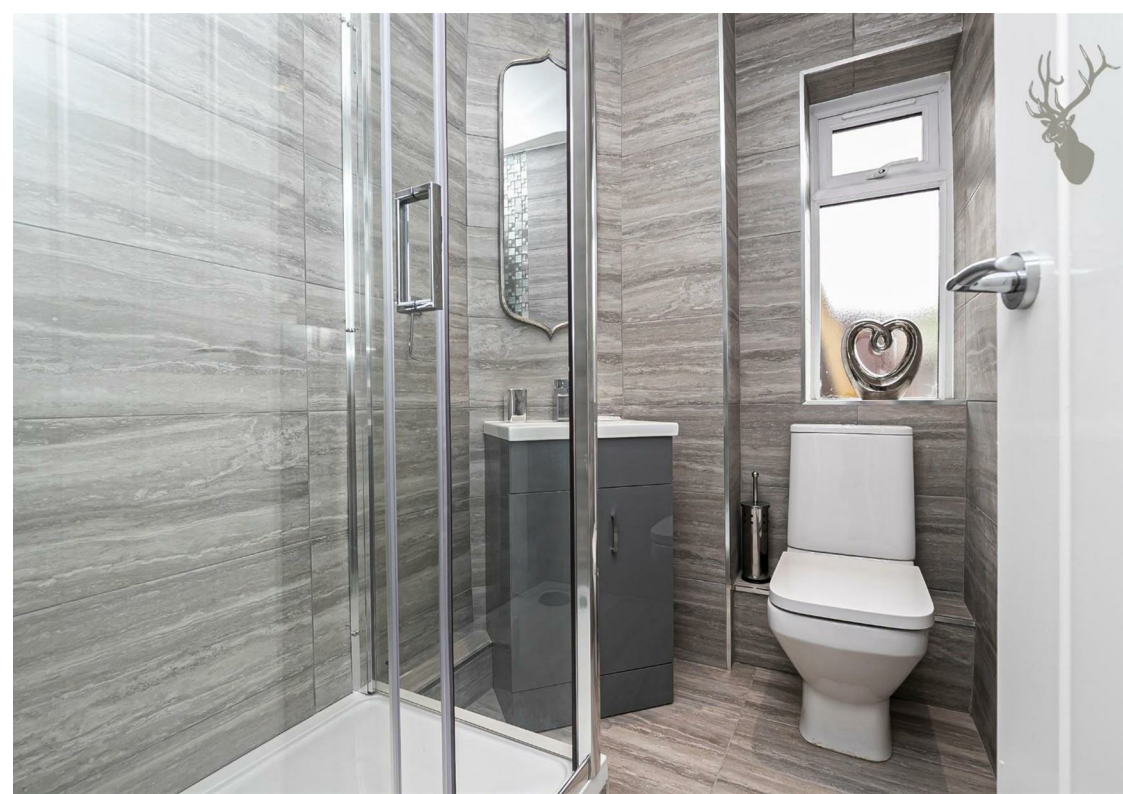
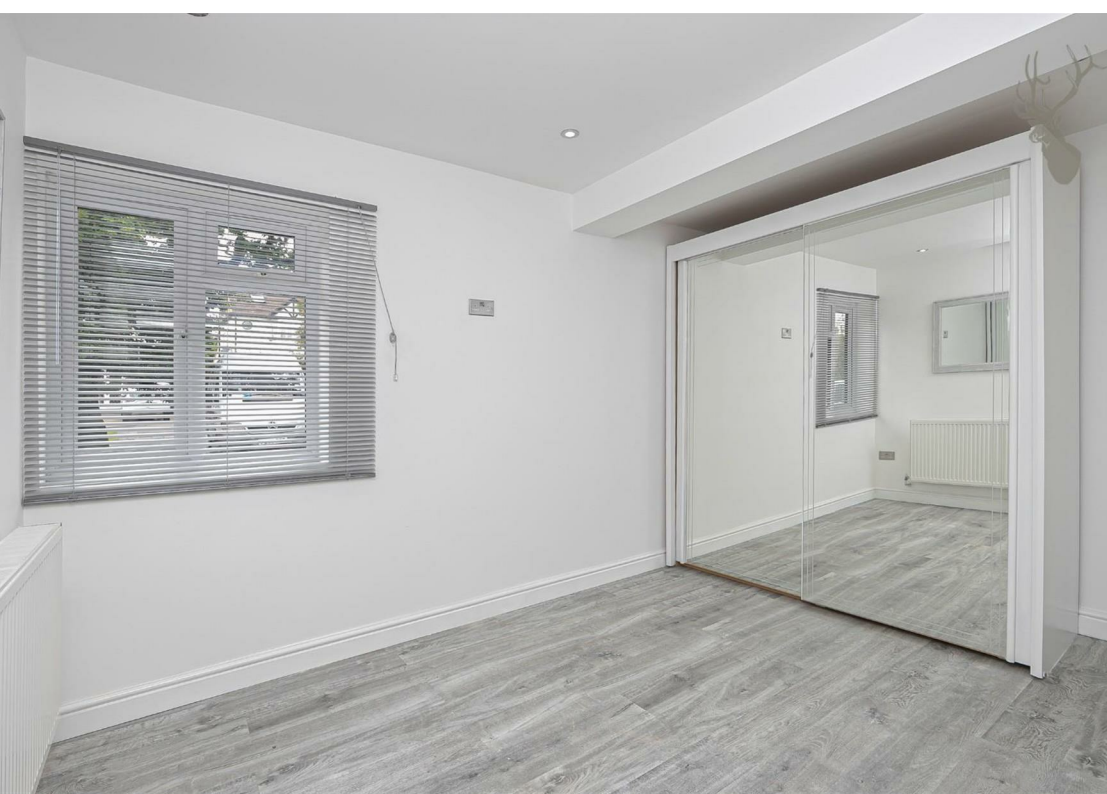
- Semi-Detached Maisonette
- Two Bedrooms/Two Bathrooms
- Modern Throughout/Newly Refurbished
- Private Garden
- Off Street Parking
- Available May

Internally the property offers two double bedrooms one with an en-suite, a good size lounge/kitchen area, and a family bathroom. Externally there is a private rear garden, with off street parking for two vehicles.

Pyrls lane is ideally situated for local schools, with Hereward Primary School, Davenant Foundation and Debden Park High School all a walk away. Debden Broadway and Central Line Station are equally close by. Loughton is a particularly sought after area due to its schools, transport links and shops, with Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by.

Council Tax Band B





## Pyrles Lane,

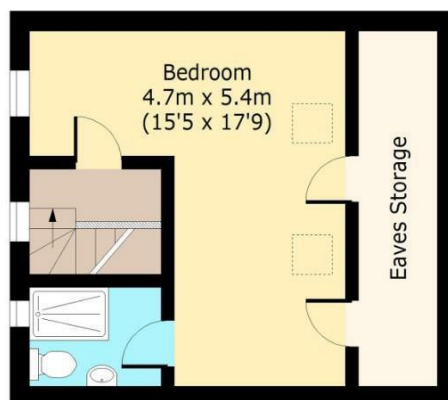
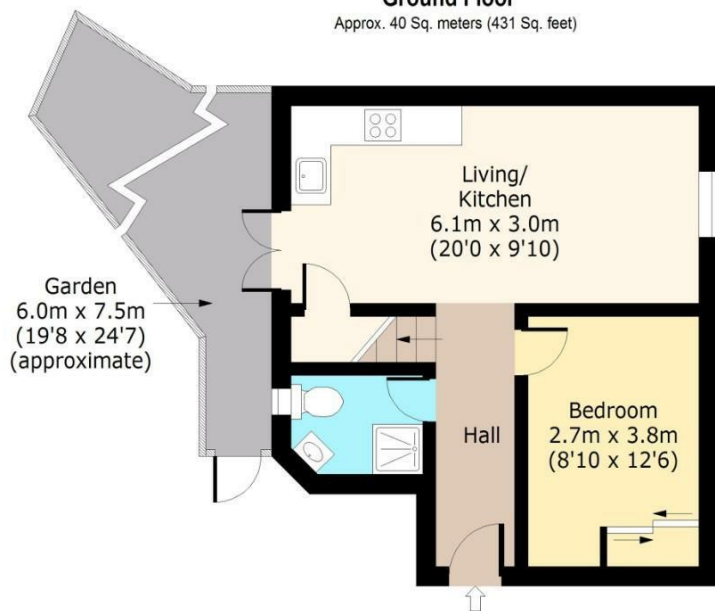


### Ground Floor

Approx. 40 Sq. meters (431 Sq. feet)

### First Floor

Approx. 26 Sq. meters (280 Sq. feet)



Total area: approx. 66 Sq. meters (710 Sq. feet)  
For illustration purposes only - not to scale  
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# BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ [theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.