



Drayton Avenue, Loughton, IG10 3DF

Guide Price £500,000

- Three Bedroom Mid Terraced House In Loughton
- Ground Floor Bathroom
- Nearby Roding Nature Reserve
- Close To Local Amenities, Central Line Station & School Catchments
- Spacious Lounge/Dining Room
- Option To Extend Subject To Planning
- Landscaped Rear Garden With Outbuilding

Drayton Avenue, Loughton, IG10 3DF

Guide Price £500,000 - £525,000

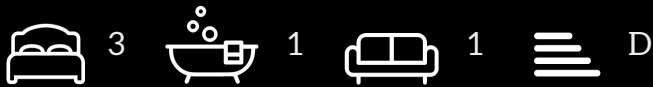
Caplen Estates Welcomes to the market, Drayton Avenue, Loughton - a charming location for this delightful three-bedroom mid-terraced house.

Situated near the picturesque Roding Nature Reserve, this house provides a tranquil escape from the hustle and bustle of everyday life. The property boasts one reception/dining room, perfect for entertaining guests or relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

One of the standout features of this house is the option to extend, subject to planning permission. This presents an exciting opportunity for those looking to add their personal touch and increase the property's value. The ground floor bathroom adds convenience and practicality to the layout.

Step outside into the landscaped rear garden, a peaceful retreat where you can unwind and enjoy the outdoors. The garden also features an outbuilding, providing additional storage space or the potential for a creative project area.

Don't miss out on the chance to own this charming terraced house in a sought-after location. Whether you're a first-time buyer, a growing family, or someone looking for a peaceful abode near nature, this property offers endless possibilities. Good School catchments, Transport Links and Amenities, this property will be snapped up, call our office to arrange a viewing on 0203 937 7733.



Council Tax Band: D



Lounge/Dining Room
6.99m x 3.35m (22'11" x 11')

Kitchen
3.00m x 2.41m (9'10" x 7'11")

Bathroom
2.74m x 1.52m (9'0" x 5')

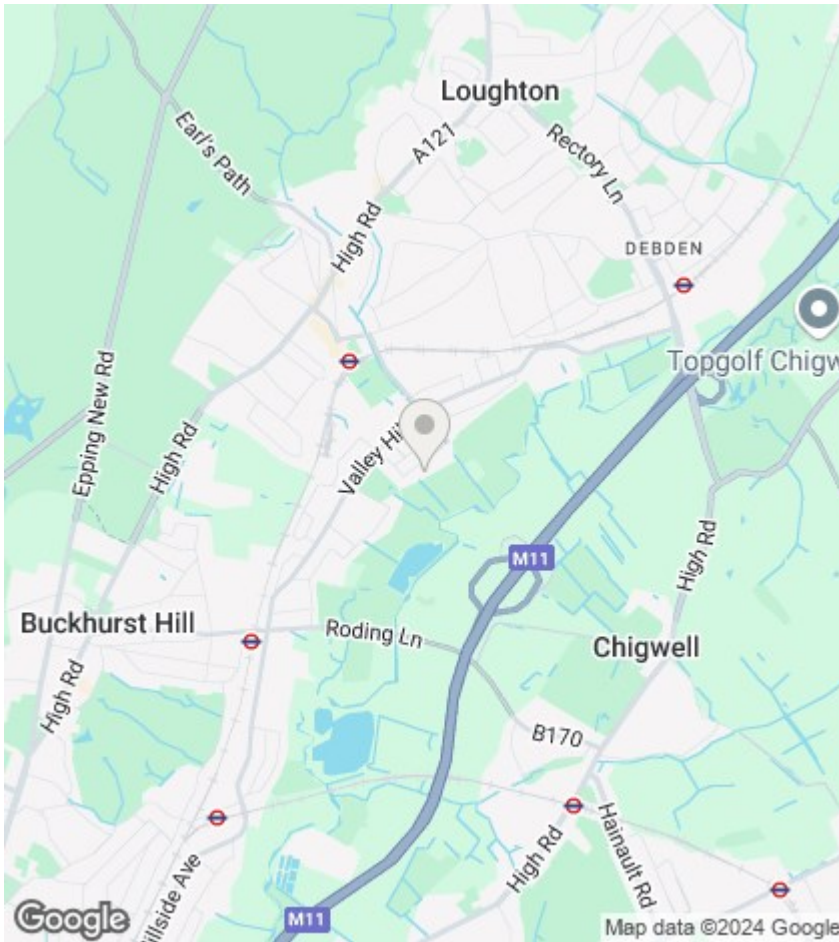
Bedroom One
4.96 x 4.17 (16'3" x 13'8")

Bedroom Two
2.95 x 2.82 (9'8" x 9'3")

Bedroom Three
2.82 x 1.97 (9'3" x 6'5")

Workshop
4.96 x 1.88 (16'3" x 6'2")

Garden
19.51m x 5.00m (64'0" x 16'5")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating

D

Council Tax Band

D

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.



Total area: approx. 85.1 sq. metres (915.5 sq. feet)

