



- TWO DOUBLE BEDROOMS
- MODERN REPLACEMENT KITCHEN
- OFF ROAD PARKING
- GOOD SIZE REAR GARDEN

Mowbrey Gardens, Loughton, IG10 2EU

PRICE: £435,000 Freehold

IMMACULATE two double bedroom mid -terrace property with off road parking for two vehicles. Modern feel throughout out with replacement kitchen, ceramic tiled flooring and modern first floor bathroom. Excellent cul-de-sac location in catchment for good schools and accessible to Debden Central Line Station. Vendor suited



Property Description

Mowbrey Gardens is a residential cul-de-sac ideally located within catchment for well regarded schools for all ages including Hereward Green, Davenant Foundation and Debden Park senior school. For the commuter there are local bus routes to neighbouring towns and additionally Debden station Central Line is approx. one mile away via Debden Broadway which offers an excellent range of shops and cafes for your day to day needs.

The property itself is presented to an excellent standard internally and has been subject to numerous cosmetic improvements by the current owner including a recently installed fitted kitchen.

The ground floor accommodation presents with a modern atmosphere and a good size lounge with Karndean tiled flooring and feature fireplace. This grants access to the beautiful recently installed kitchen offering a shaker style kitchen with granite worktops and integrated appliances with space for an American style fridge freezer. There are double glazed doors leading onto the low maintenance garden with a good size patio for garden table and chairs, which ensures seamless al-fresco dining during the summer months.

To the first floor there are two double bedrooms with the second bedroom facing the rear aspect and measuring a generous 11.5' at the widest point. The master bedroom which faces the front aspect extends to 16'6" and further includes a full range of fitted wardrobes along one wall. These are supported by the modern shower room which offers a full double walk in shower and white suite.

Externally this particular property enjoys a longer rear





garden than neighbouring properties which encourages space for a garden workshop or summerhouse at the rear boundary without sacrificing useable garden area. There is a professionally laid patio immediately at the rear of the house with the remainder being laid to Astro-turf.

The front of the property provides off road parking for two cars.

Other features include full gas central heating and double glazing. The vendor is suited on their on-going purchase and therefore early viewing is highly recommended.

ACCOMODATION IN BRIEF COMPRISES

PORCH

5' 7" x 3' 9" (1.7m x 1.14m)

ENTRANCE HALL

4' 11" x 4' 2" (1.5m x 1.27m)

LOUNGE

13' 00" x 12' 4" (3.96m x 3.76m)

KITCHEN

16' 5" x 9' 2" (5m x 2.79m)

FIRST FLOOR LANDING

8' 6" x 5' 00" (2.59m x 1.52m)

BEDROOM ONE

16' 6 Max" x 10' 9" (5.03m x 3.28m)

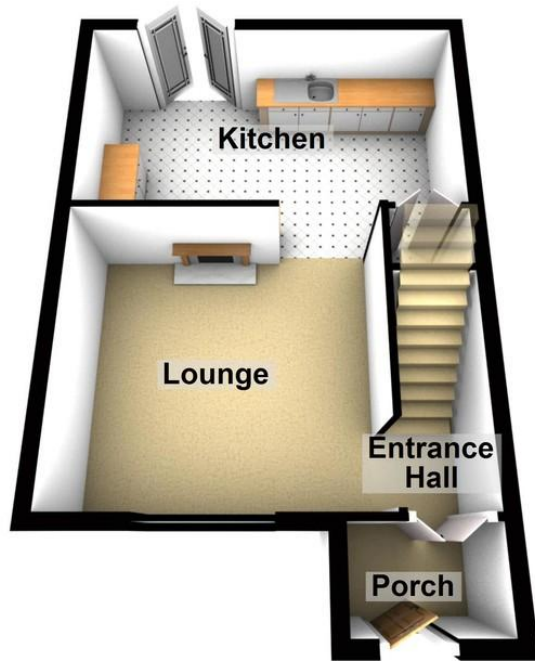
BEDROOM TWO

9' 10" x 11' 5 Max" (3m x 3.48m)

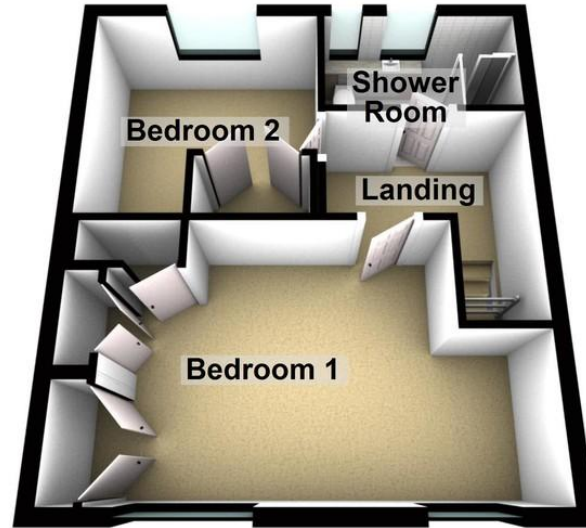
SHOWER ROOM

8' 4" x 4' 7" (2.54m x 1.4m)

Ground Floor



First Floor



EXTERIOR

REAR GARDEN

OFF STREET PARKING

CHARGES

Council Tax Epping Forest District Council Band C

Tenure - Freehold

UTILITIES AND SUPPLIERS

Gas - supplied by Octopus Energy

Electric - Octopus Energy

Water - mains supply with - Thames Water

Sewerage - Thames Water

Broadband - Ultrafast 1000 Mbps, Basic 4Mbps,

Mobile Coverage available - EE, Vodaphone, Three and O2

Fibre/Satellite TV - BT, Sky and virgin

Flood Risk is noted as very low

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements