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20 Roydon Close

Loughton, IG10 3DN

Asking price £575,000



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Entrance Hallway

With stairs leading to first floor and doors to walk in under-stairs cupboard plus very cleverly designed pull out additional drawers. Doors to:

Lounge

14'2" x 10'4" (4.325 x 3.171)

Large double radiator, window to front and laminate floor. Open through to dining room.

Separate Dining

10'3" x 8'2" (3.139 x 2.497)

Double glazed patio doors opening out onto the southerly facing garden making this a lovely bright and sunny room.

Kitchen

10'3" x 9'11" (3.143 x 3.040)

The kitchen was completely re-fitted and is only 7 years old. It has an excellent range of fitted units comprising of base cupboards, eye level cupboards, deep pan drawers and comes with a host of integrated appliances which will remain. These include an electric oven with integrated microwave below, electric hob with extractor hood above, dishwasher, fridge, freezer and a superb wine chiller with separate thermostat. There is also a central small island unit with shelving under and a full height pull out larder unit. Wood work-surfaces, one and a half bowl sink unit with mixer taps, tiling, work-surface spotlight lighting under cupboards, concealed combination boiler (only 11 years old and has been serviced every year), window to side and UPVC double glazed door leading out to rear garden and downstairs W.C.

Downstairs W.C.

Just outside the backdoor is a brick built outhouse. On the one side is a downstairs W.C. ideally positioned both

with access from inside the house and garden this is a new replacement suite, adjacent to this is a utility storage which is supplied with power, light and plumbing and is ideal for freezer and washing machine.

First Floor Landing

Window to side, stairs rising to second floor and doors to all first floor rooms off.

Bedroom Three

13'9" x 8'4" (4.207 x 2.545)

Radiator, door to a built in cupboard and window to rear overlooking the garden.

Bedroom Two

11'10" x 11'3" plus door recess (3.618 x 3.434 plus door recess)

Radiator, window to front, doors to two double sized cupboards.

Bedroom Four/Study/Nursery

7'4" max (3'5" min) x 9'6" max (2.253 max (1.066 min) x 2.919 max)

Double radiator and window to front. This is currently being used as a study but could potentially be a small fourth bedroom for a single bed or ideal as a nursery.

Family Bathroom

6'10" x 5'5" (2.095 x 1.671)

Bath with a shower attachment over, wash hand-basin, W.C., heated towel rail and window to rear.

Second Floor Landing

Large roof light window making the landing and stairs very light and airy. There is a proper staircase coming up to this landing with feature decorative spindles on the handrail.

Bedroom One

15'6" x 12'10" (4.728 x 3.932)

Double glazed French doors opening onto a Juliette balcony with lovely views over the garden to the rear. To the front is also a large roof light window making this a very light and sunny room. There is a radiator and door to an eaves cupboard.

Separate Shower Room

6'8" x 6'4" (2.039 x 1.949)

Double glazed window to rear, W.C., wash hand-basin with cupboards under, shower enclosure with double shower, with rainfall shower head and personal hand held shower head, heated towel rail and extractor fan.

Front Garden

The front garden is concreted to provide driveway parking for one vehicle, the garden itself is enclosed by a hedge and is paved giving facilities for an additional parking space if required. Side access can be obtained to the right of the house.

Rear Garden

70' approx (21.34m approx)

The property comes with a delightful southerly facing rear garden which is unoverlooked from the rear and is approximately 70'. The garden has an abundance of borders with extremely well stocked mature shrubs and trees. The garden commences with an enclosed and sheltered seating area which is gravelled and provides a real suntrap. Benches and seats may be open to separate negotiation. The garden is laid to lawn, fully enclosed by panelled fencing making it ideal for anyone with a dog or young children and at the rear is a timber potting shed with windows and established trees provide the screening.

Surrounding Area and Facilities

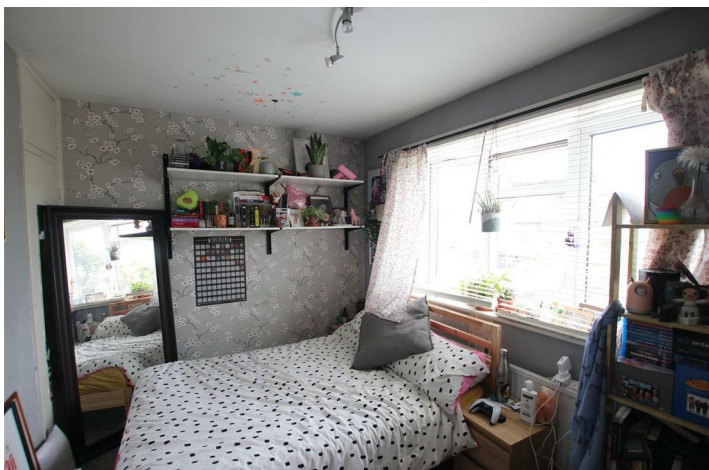
Roydon Close is in a highly sought after and extremely convenient location. Virtually every facility you could require is within a 15 minutes distance. This includes access to two underground stations on the Central Line. The one from Buckhurst Hill is 20 minutes into Docklands and the City and only 35 minutes into London's West End. Access to the M11 is only 10 to 15 minutes away and a large retail park is only 5 minutes away.

Two high schools in the area have been rated Outstanding which is the Davenant Foundation School and Trinity High School. Two other high schools, Roding Valley High School and Debden Park High School, are rated Good. The White Bridge Junior School is literally at the end of the road.

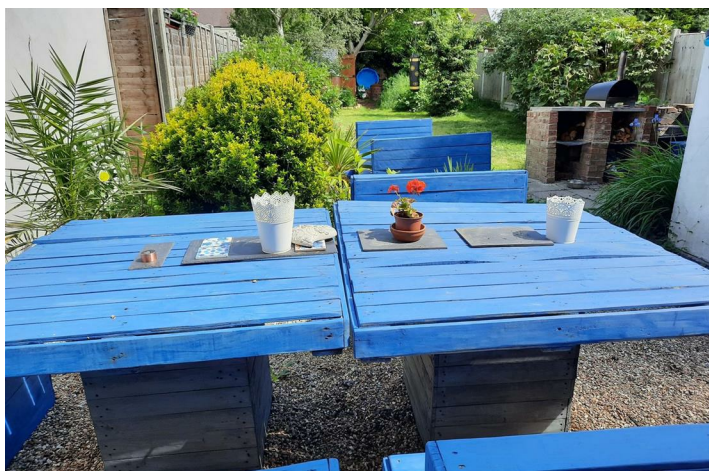
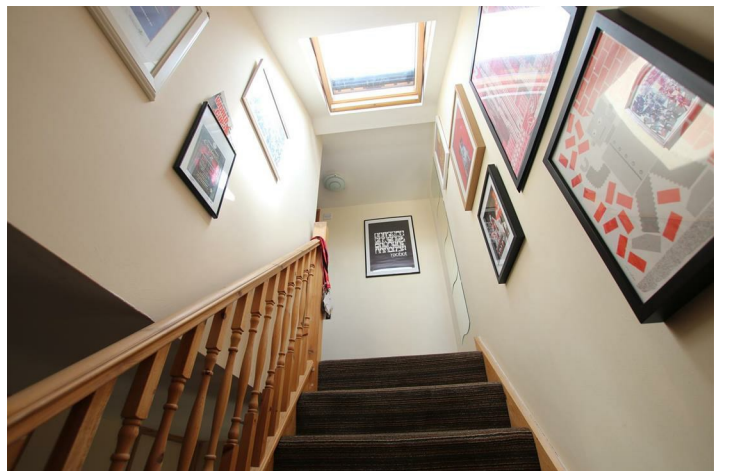
The property is just a stone's throw from the picturesque Roding Valley Linear Park and Nature Reserve which

includes a fishing lake, a play area, two cricket clubs and tennis facilities. There is also a leisure centre and private David Lloyd Club with gym, two swimming pools, etc. There are also buses nearby as well. Connaught Water is less than a mile away as is Chingford Golf Course and the delights of Epping Forest.











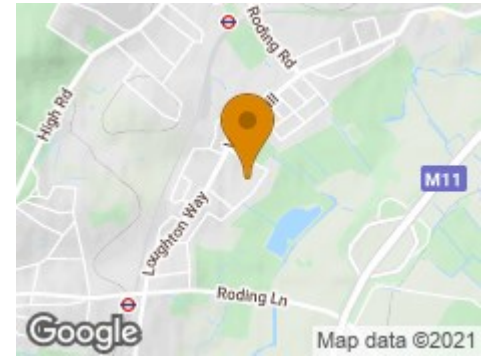
Road Map



Hybrid Map

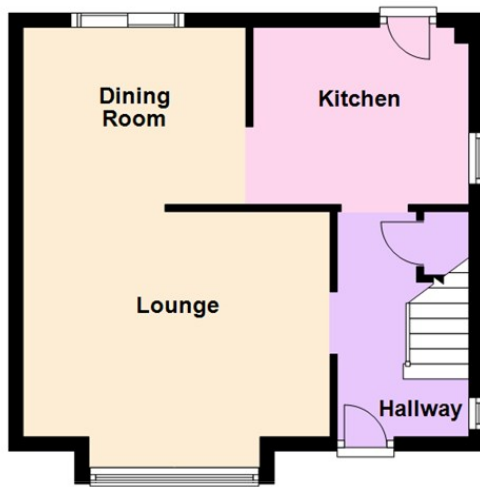


Terrain Map

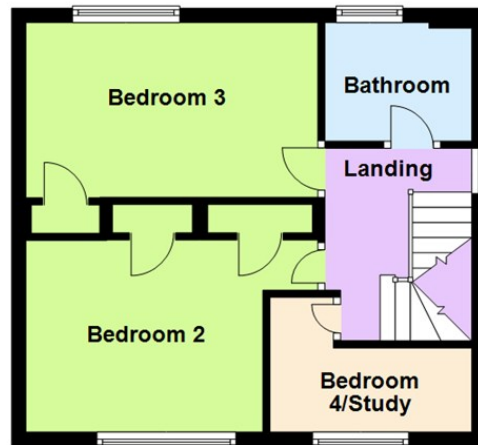


Floor Plan

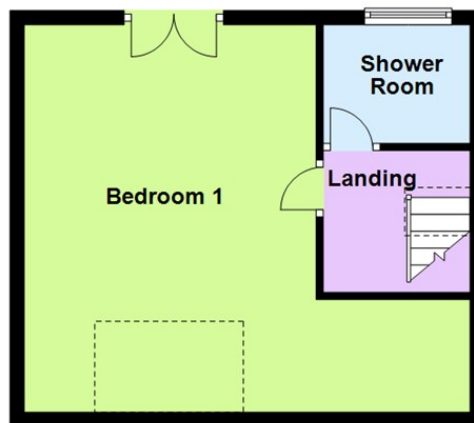
Ground Floor



First Floor



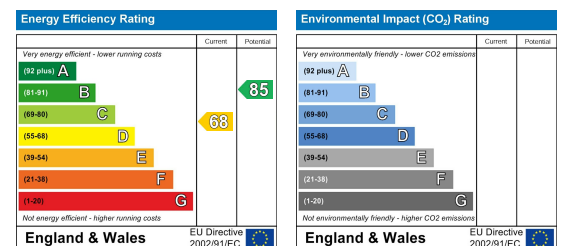
Second Floor



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.