



Treetops View, Loughton, IG10

BUTLER & STAG



A stunning detached four bedroom house in the sought after gated development Avenue Gate, Loughton.



- Detached Family Home
- Four Bedroom House
- Stunning Throughout
- Cinema Room
- Gated Development
- Great Location

Accommodation is arranged over two floors whilst spanning an impressive 3593 sq. ft. Upon entering, a welcoming entrance hall offers access to all aspects of the ground floor living space which includes a spacious formal reception room, dining room, open plan living room / kitchen, utility room, study & an incredible cinema/entertainment room.

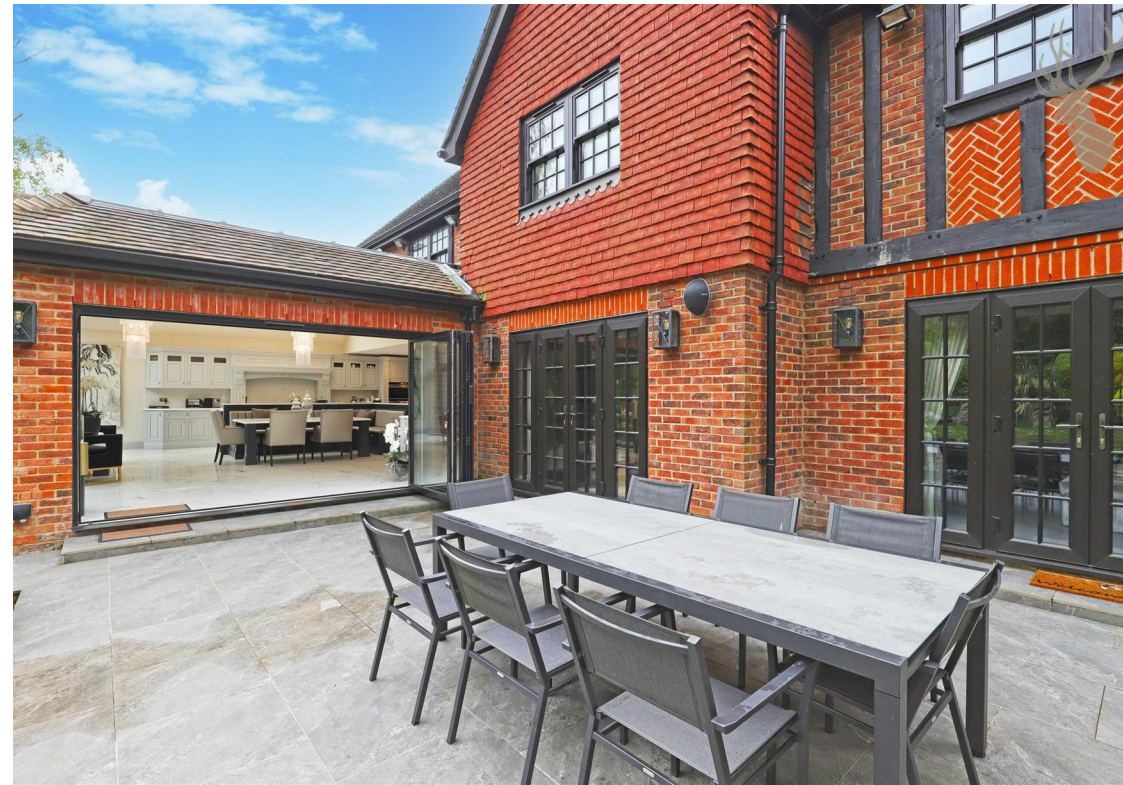
The first floor is equally as impressive offering a total of four bedrooms with three bathrooms (one lending itself as an en-suite) and the main bedroom comprising of a dressing room.

Externally, rear garden is initially met with a block paved patio allowing plenty of space for al-fresco dining, yet still offering any green-fingered gardeners a mature lawn to upkeep. The frontage offers off-street parking for several vehicles.

Avenue Gate is a modern housing development at the southern end of Loughton, built on the site of the former North Farm. The property is ideally located for local schools and amenities as well as transport being just 0.6 miles to both Loughton and Buckhurst Hill Underground stations. The development itself is gated with concierge and stunning landscaped grounds. The area offers a range of access to primary and secondary schools, both private and state.

Council Tax Band H





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Approx. Gross Internal Area 3593 Sq Ft - 333.79 Sq M
Approx. Gross Balcony Area 95 Sq Ft - 8.83 Sq M

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Ground Floor
Floor Area 2134 Sq Ft - 198.25 Sq M



First Floor
Floor Area 1459 Sq Ft - 135.54 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 29/4/2024

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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.

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