



Collard Green, Loughton, IG10

BUTLER & STAG



# Butler & Stag are delighted to present this stylishly refurbished one-bedroom duplex, offering spacious and versatile accommodation in the heart of Debden



- One Bedroom Duplex
- Two Private Courtyards
- On Street Parking
- Open Plan Living Room/Kitchen
- Good Location
- Family Shower Room and Bath in En- suite

The ground floor features a generous open-plan living room and kitchen, a modern bathroom, and a separate study that's perfect for home working or additional storage. Two private courtyard areas provide secluded outdoor spaces ideal for relaxing or entertaining.

Upstairs, you'll find an impressive master bedroom, filled with natural light and offering plenty of space for furnishings. The room is complemented by a sleek en-suite bathroom, creating a calm and luxurious retreat.

Collard Green is ideally situated within easy reach of Debden Broadway and Central Line Station, offering excellent transport links to the City, Canary Wharf and West End. The area is also close to the shops and amenities of Loughton, with the natural beauty of Epping Forest on the doorstep. For road users, the M25 and M11 are conveniently nearby.

Council Tax Band B

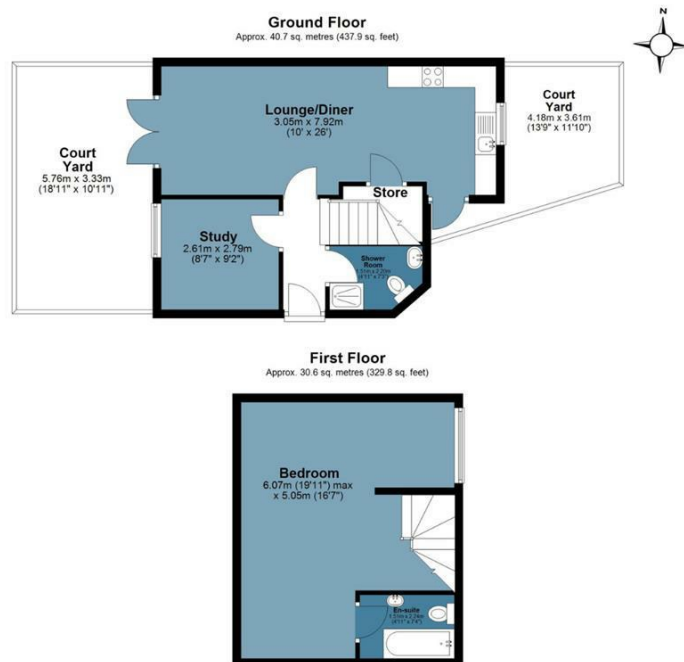




## Collard Green

Approx. Gross Internal Area 71.3 sq. metres (767.8 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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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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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

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