



**Price**  
**£550,000**

**Freehold**

4x  3x  1x 

**The Broadway,  
Loughton, Essex, IG10**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Spacious semi-detached house with sun room
- Loft conversion with 2 bedrooms and shower room
- Close to shops and schools
- Within walking distance of the Central Line station
- Brick built outbuilding in the rear garden with toilet and storage

## Accommodation

### GROUND FLOOR

- Enclosed Porch
- Entrance Hall
- Lounge/Dining Area: 22'8 maximum x 11'8 maximum (6.91m x 3.56m)
- Kitchen: 11'7 x 9'4 (3.53m x 2.85m)
- Sun Room: 11'7 x 8'10 (3.53m x 2.69m)
- Cloakroom
- Utility Room: 16'9 x 4'1 (5.11m x 1.25m)

### FIRST FLOOR

- Landing
- Bedroom 1: 11'7 x 9'10 (3.53m x 3.00m)
- Bedroom 2: 11'2 x 10'10 (3.41m x 3.30m)
- Family Bathroom

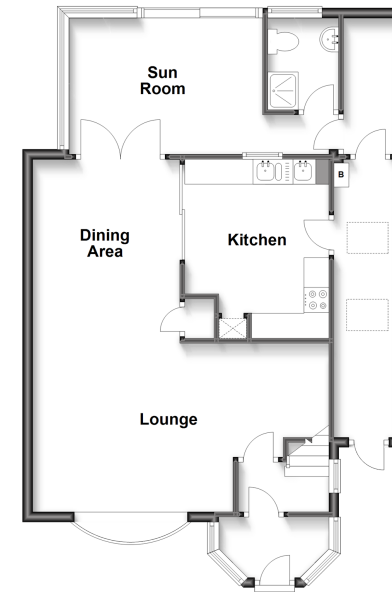
### SECOND FLOOR

- Dressing Area
- Bedroom 3: 9'9 x 8'8 (2.97m x 2.64m)
- Bedroom 4: 10'4 x 8'7 (3.15m x 2.62m)
- Shower Room

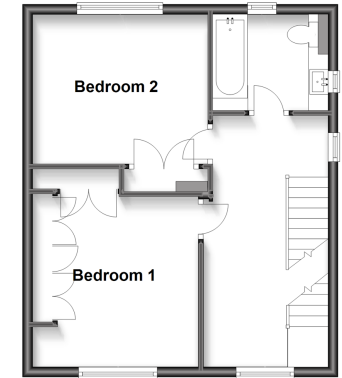
### OUTSIDE

- Storage Room 1
- Rear Garden
- Front Garden
- Off Road Parking

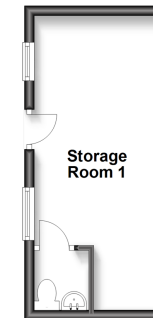
**Ground Floor**  
Approx. 70.9 sq. metres (763.0 sq. feet)



**First Floor**  
Approx. 46.2 sq. metres (497.2 sq. feet)



**Outbuilding**  
Approx. 14.6 sq. metres (157.5 sq. feet)



**Second Floor**  
Approx. 32.3 sq. metres (347.4 sq. feet)



**Call Loughton - 020 8502 1326 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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