



Brooklyn Avenue
Loughton | Essex | IG10 1BJ

FINE & COUNTRY





STEP INSIDE

Brooklyn Avenue

Are you searching for a detached house that is conveniently located close to the station and high road? This house boasts not only a prime location but also offers various attractive features such as an en-suite bathroom, a spacious kitchen/breakfast room and a utility room. This exceptional house could become your dream home.

Situated close to both the station and the high road, this house offers unparalleled convenience. Commuters will find it incredibly easy to travel to work or explore nearby areas with the station being in close proximity. Additionally, the bustling high road provides numerous shopping and dining options for residents to enjoy.

The house itself offers a large lounge, separate dining room and a conservatory, making it ideal for a large family or hosting guests.

The kitchen/breakfast room is a true gem of this house. Its spacious layout allows for easy movement and provides ample space for preparing delicious meals. The integration of a breakfast area within the kitchen ensures that you can enjoy your culinary creations without missing out on conversations or family time. The utility room, allows you to conveniently carry out laundry tasks and store cleaning supplies, keeping your living areas clutter-free.







Travel Information

Loughton Underground Station 0.6 miles
 Chingford Station 2.8 miles
 Stansted Airport 22.3 miles

Leisure Clubs & Facilities

Loughton Golf Club 02085022923
 Epping Golf Course 01992572289
 Loughton Cricket Club 02085082489
 Loughton Bowls Club 02085083546
 Loughton Leisure Centre 02032255460

Healthcare

Forest Practice 02085084580
 The Loughton Surgery 02084181340
 St Margaret's Hospital 01992561666

Education

Primary School
 Hereward Primary 02085086465
 Staples Road Primary 02085081241
 Whitebridge Primary 02085088624
 High Beech 02085086048
 St John Fisher Catholic Primary 02085086315

Secondary School
 Debden Park High School 02085082979
 Davenant Foundation School 02085080404
 Rodin Valley High 02085081173
 Oaklands School (Independent) 02085083517

Entertainment

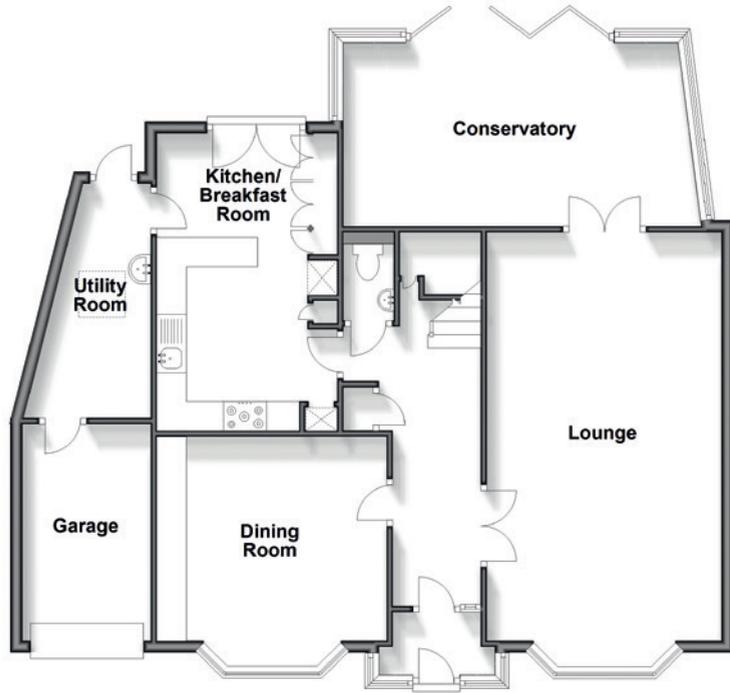
Pubs and Restaurants
 The Victoria Tavern 02085081779
 The Gardener's Arms 02085081655
 Quindici 02085089655
 Haywards, Epping 01992577350
 India Grill 02085087799

Theatres
 Corbett Theatre
 Loughton Film Society

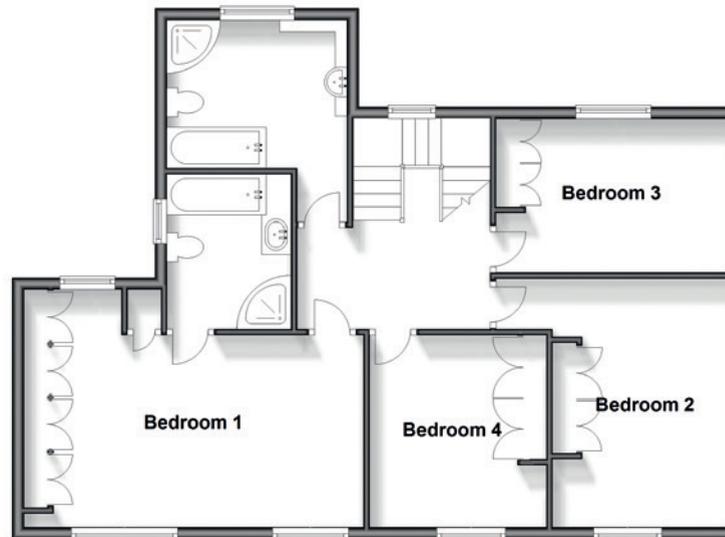
Local Attractions / Landmarks

Epping Forest
 Bletchley Park
 Stubbers Adventure Centre
 Hopeful Animal Sanctuary
 Lee Valley Park Farm
 Hainault Forest Country Park

Ground Floor
Approx. 108.1 sq. metres (1163.3 sq. feet)



First Floor
Approx. 68.5 sq. metres (737.8 sq. feet)



Ground Floor

Entrance Porch	
Entrance Hall	
Cloakroom	
Lounge	25'3 x 12'11
Dining Room	13'5 x 12'7
Kitchen/Breakfast Room	17'0 x 10'0
Utility Room	
Conservatory	19'1 x 10'4

First Floor

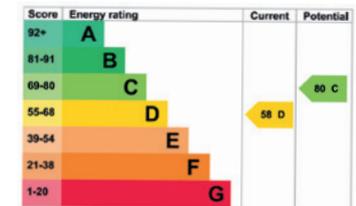
Landing	
Bedroom 1	16'8 x 10'5
En-Suite Bathroom	
Bedroom 2	13'3 x 9'11
Bedroom 3	12'9 x 8'7
Bedroom 4	10'5 x 7'8
Bathroom	

Outside

- Garage
- Off Street Parking
- Rear Garden

£ 1,600,000

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 08.01.2024



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