



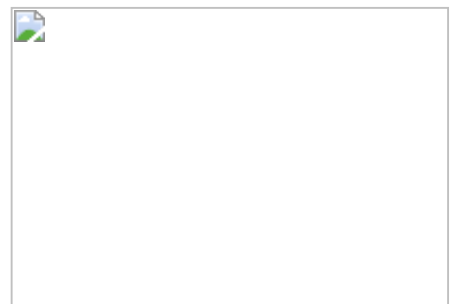
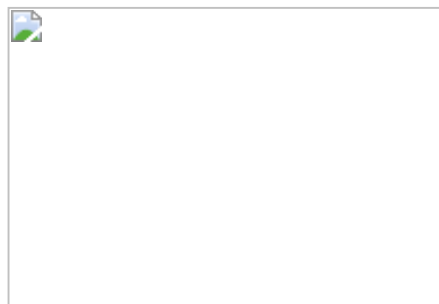
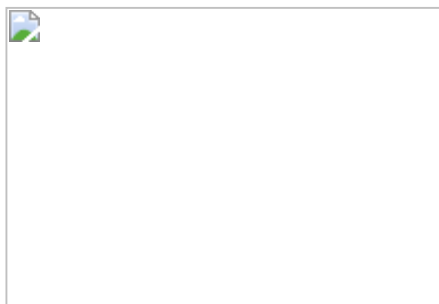
WHERE STANDARDS MATTER

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### Maybury Close, Loughton, IG10

**\*\* MODERN TWO BEDROOM HOUSE \*\* \*\* Off Street Parking \*\* \*\* close to Debden Tube \*\* \*\*  
Rear garden \*\* \*\* Gas central heating \*\* \*\* Modern Kitchen \*\* \*\* Near to shops and schools \*\*  
\*\* Vacant property \*\* EPC rating: D. Council Tax D**

**Asking Price £465,000**



## Maybury Close, Loughton IG10

### Lounge

4.73m (15'6) x 3.61m (11'10)



### Kitchen/diner

3.6m (11'10) x 2.76m (9'1)



### Bedroom One

3.6m (11'10) x 2.77m (9'1)



### Bedroom Two

3.6m (11'10) x 2.19m (7'2)



### Shower room

2.53m (8'4) x 1.39m (4'7)



**Exterior**



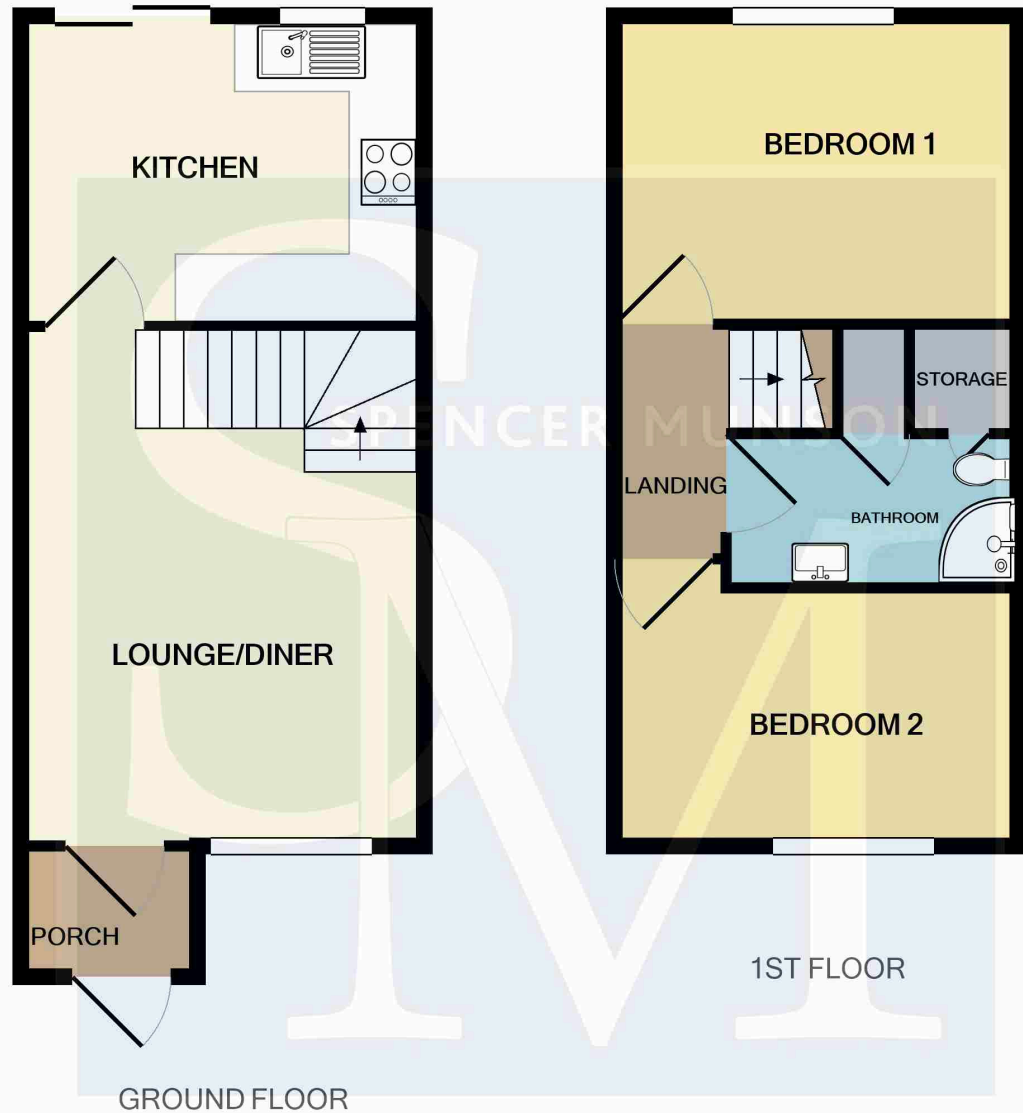
**Garden**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		<b>87</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>65</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

SPENCER MUNSON are pleased to offer this lovely two bedroom house which benefits from a modern fitted kitchen, two bedrooms, both fitted with Hammonds wardrobes and a shower room. This home has been fashionably decorated in a light grey throughout. Situated in a very convenient cul-de-sac location, close to The Broadway shopping area, Debden Central Line station, The Epping Forest Retail Park and the M11 junction as well as popular schools and college. The property has a nice size garden, off street parking, double glazing, gas fired central heating and is offered for sale with no onward chain. EPC rating: D. Council Tax D

## Maybury Close, Loughton IG10



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.