



Sycamore Close, Loughton

O.I.E.O £300,000

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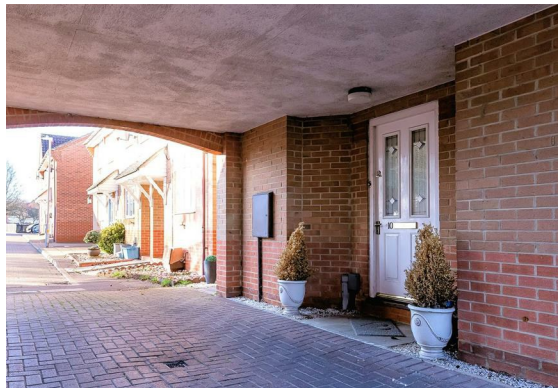
MILLERS
ESTATE AGENTS

***OIEF £300,000 * ONE BEDROOM COACH HOUSE * FREEHOLD PROPERTY * ENCLOSED REAR GARDEN WITH POTENTIAL FOR GARAGE/OFFICE * TWO PRIVATE PARKING SPACES * CHAIN FREE ***

We are pleased to offer this one bedroom coach house with accommodation arranged over two floors. The property benefits from a private rear garden, private parking for two vehicles and cosy accommodation. Located in a popular and modern development close to the shops at Pyrles Lane and within walking distance of Debden Tube Station.

The stylish and modern interior will appeal to the first time buyer and the modern design is perfect for a landlord looking for a buy to let investment. Entering the accommodation you will find a ground floor bathroom with a three-piece suite finished with white sanitary ware. Stairs ascend to the first floor and open into the living room which features recessed spotlights, a storage cupboard and a window overlooking the garden. There is a kitchen fitted with a range of wall and base units with built in appliances. A double bedroom with wardrobe cupboards and spotlights. The garden is finished with low maintenance artificial grass and enclosed with wooden fencing. There are two private parking spaces. Additional benefits include a fairly new combination boiler (2 years old with a 10 year guarantee), gas heating via radiators, double glazed windows and a boarded loft with ladder and lighting.

Sycamore Close enjoys a close proximity to Debden Central Line Stations and is within a short walk to the busy High Street which offer an array of shops, bars and restaurants. A number of schools are available which includes "St Johns Fisher" Primary School, Epping Forest college and Davenant Secondary School. Transport links are provided via the M11 for north bound traffic in Loughton, the A406 North circular is connectable at Woodford and the M25 is available at Waltham abbey.





GROUND FLOOR

Entrance Hall & Stairs

Bathroom

8'5" x 5'6" (2.57m x 1.68m)

FIRST FLOOR

Living Room

12'8" x 11'5" (3.86m x 3.48m)

Kitchen

7'9" x 7'1" (2.36m x 2.16m)

Bedroom One

9'6" x 7'9" (2.90m x 2.37m)

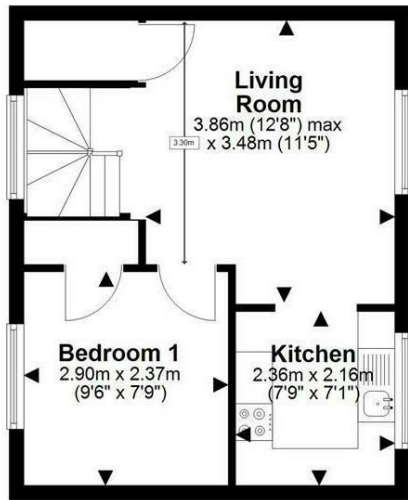
EXTERIOR AREA

Rear Garden

30'8" x 22'7" (9.35m x 6.88m)

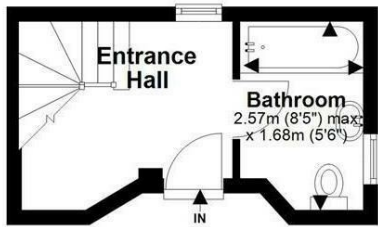
Two Private Parking Spaces





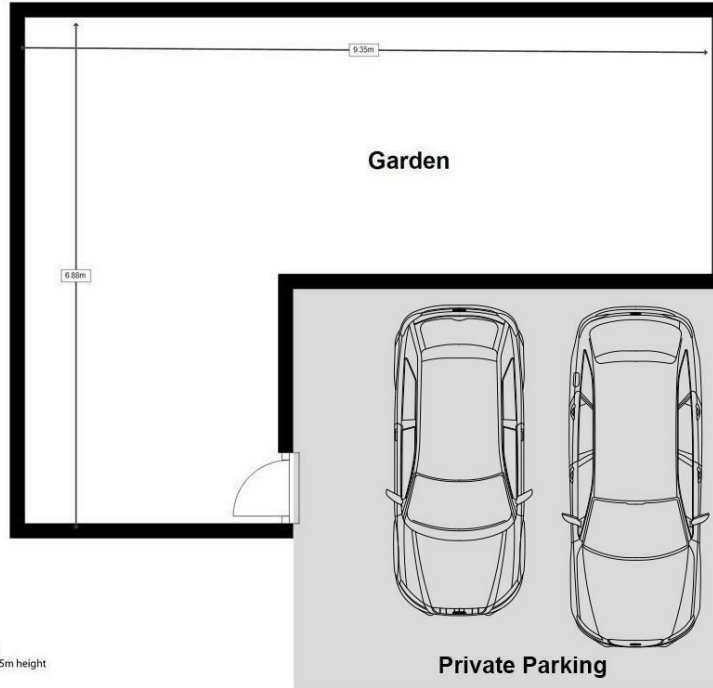
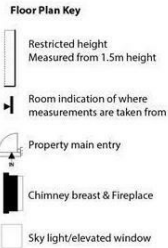
First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



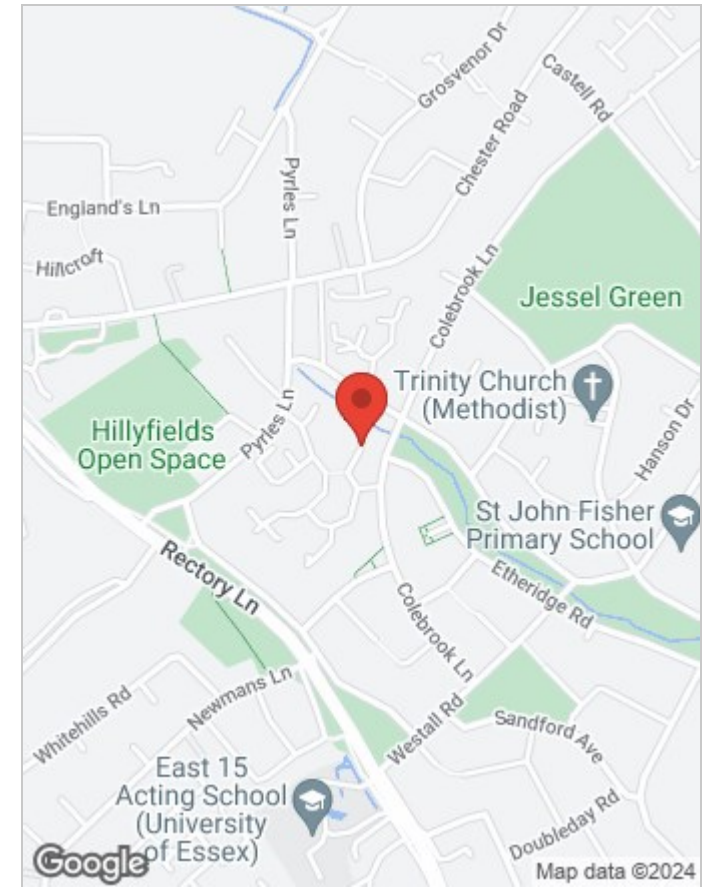
Ground Floor

Approx. 10.9 sq. metres (117.6 sq. feet)



Total area: approx. 42.2 sq. metres (453.7 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage Plan produced using PlanUp.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | 86 | England & Wales |
| | | | EU Directive 2002/91/EC |

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.