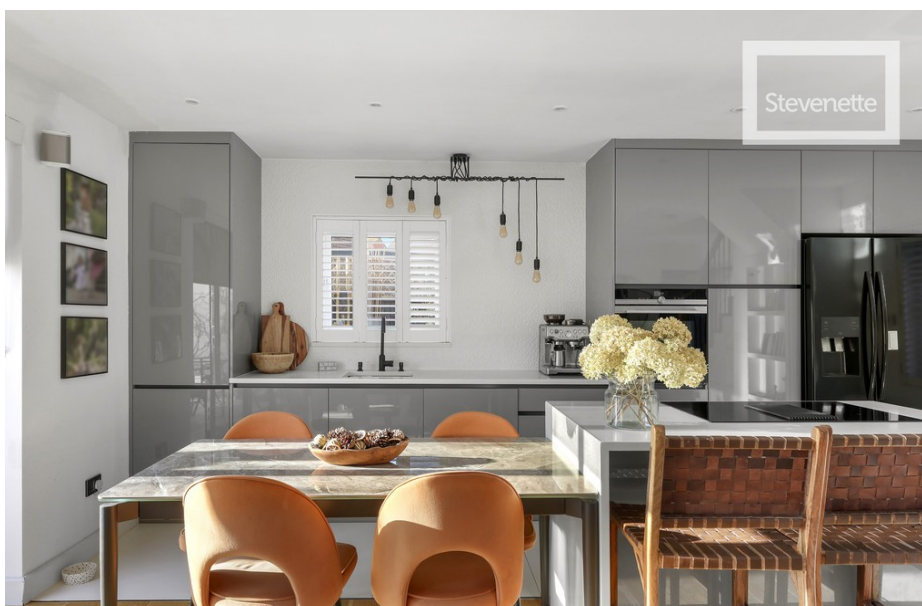


# Stevenette



**22 Greensted Road**  
Loughton, Essex, IG10 3DL

**£700,000**

# PROPERTY FEATURES

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- Modernised Home
- Popular Residential Location
- Corner Plot
- Double Glazing
- Gas Underfloor Heating Throughout
- Gated Driveway

## FULL DESCRIPTION

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Stunning from front to back and top to bottom, this semi-detached house stands in a corner plot and is offered fresh from a comprehensive programme of modernisation and alteration that has created a superb and dynamic modern home packed with high quality features and clever design including remotely controllable lighting and heating, an oak feature staircase and the central feature of the house - a gorgeous 22' open-plan reception room and kitchen with bi-fold doors directly to the south-facing and contemporary garden - the perfect place for summer evenings and entertaining. Built as a 3-bedroom house (currently using bedroom 3 as a dressing room but easily reverted), the house has a wide frontage that may offer potential for a side extension (subject to all necessary permissions) including a securely gated double-width driveway.

### GROUND FLOOR

#### OPEN-PLAN LIVING ROOM, DINING AND KITCHEN

22' 6" x 20' 3" max (6.86m x 6.17m)

### FIRST FLOOR

### LANDING

#### BEDROOM 1

12' 0" x 11' 9" (3.66m x 3.58m)

#### DRESSING ROOM / FORMER BEDROOM 3

8' 8" x 8' 0" (2.64m x 2.44m)

#### BEDROOM 2

10' 2" x 10' 0" (3.1m x 3.05m)

#### WET ROOM SHOWER & WC

7' 8" x 6' 10" (2.34m x 2.08m)



## EXTERIOR

The front garden is laid to lawn and a double-width driveway is secured by gates. To the side and rear of the house is a modern landscaped garden laid to lawn with a choice of paved terraces, retained beds and borders and established shrubs and trees. at the far end of the garden is a bespoke timber-built shed.

## TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

## SERVICES

All mains services are understood to be connected. No services or installations have been tested.

## BROADBAND

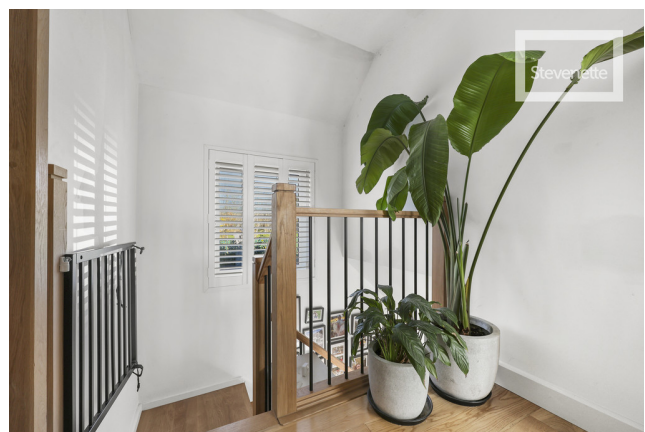
It is understood that Fibre Optic Broadband is available in this area.

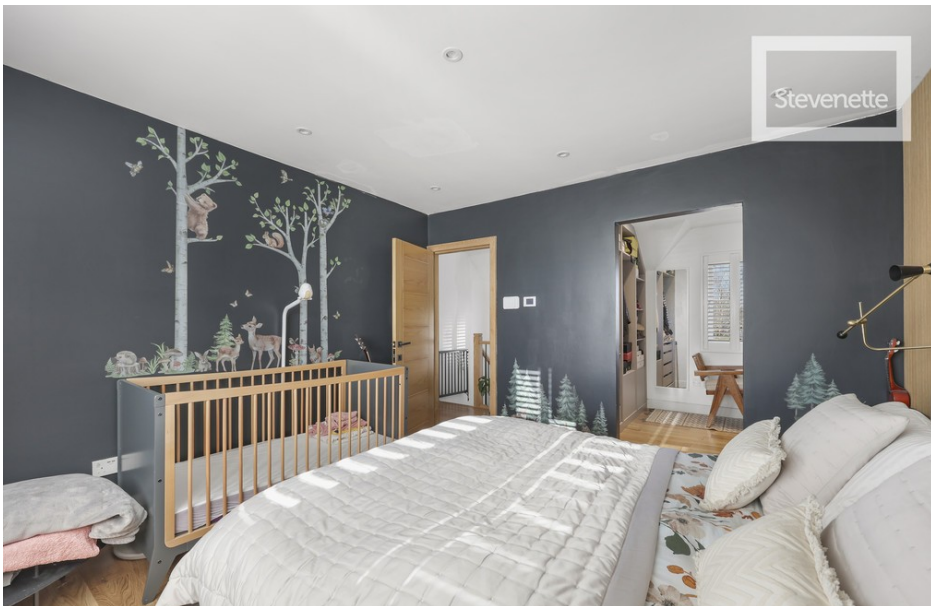
## COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

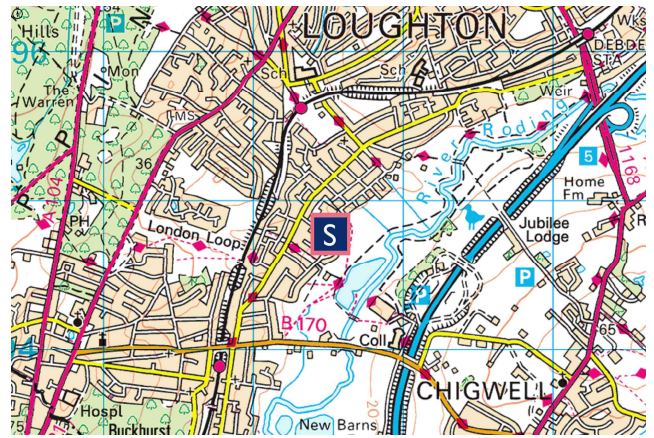
## SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

The property stands in the Priority Admissions Area for White Bridge Primary School and West Hatch High School, Chigwell.







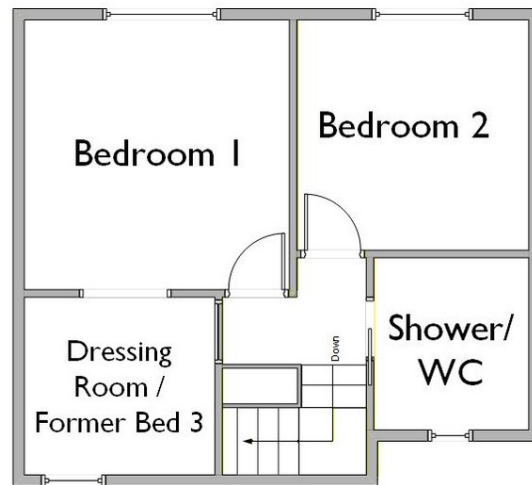


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gross Internal Floor Area: Approximately 884 sq.ft. / 82 sq.m.



GROUND FLOOR



FIRST FLOOR

PROPERTY PEOPLE PROFESSIONALISM

Sedley House  
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Loughton  
Essex  
IG10 1LJ

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements