



P R I M E R E S I D E N T I A L

P R E S E N T S

Avondale Close, Loughton



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elliott E | J james

Avondale Close, Loughton



Nestled in the charming quiet cul-de-sac of Avondale Close, this delightful maisonette offers a perfect blend of relaxing comfort and convenience. One of the standout features of this maisonette is its enviable location. Situated opposite the Roding valley recreation grounds and nature reserve, it's just a short stroll to the beautiful lake and river. Perfect to unwind and enjoy the calm of nature. Conveniently close to Loughton station, supermarket and shops, makes this a prime location.

The property offers a large double bedroom and a spacious second bedroom, ideal for families or professionals seeking extra space.

The well-proportioned living room with its stunning views across the nature reserve makes this a truly relaxing space to unwind.

A new premium high specification bathroom. With underfloor heating, walk-in shower, full length mirror and motion detect strip lighting, is designed to provide a touch of luxury.

The custom design bespoke kitchen was made to last and boasts the same stunning views of the nature reserve.

Premium narrow framed aluminium double glazing throughout.

New house alarm system and video doorbell to keep you safe.

New Valliant combi boiler and electrical consumer unit (2025 electrical safety standard), peace of mind for many years.

The property also benefits from a lovely, well maintained garden, perfect for relaxing or hosting summer gatherings. With two outside taps.

Situated in a close, there is very little traffic or pedestrians makes this a quiet and safe place. Parking is not a problem.

In summary, this maisonette on Avondale Close is a wonderful opportunity for anyone looking to settle in a desirable area of Loughton, with its spacious interiors and stunning views in a prime location. Do not miss the chance to make this charming property your new home.

The Roding Valley by drone from Avondale Close
www.youtube.com/watch?v=wQKW3sb12ms



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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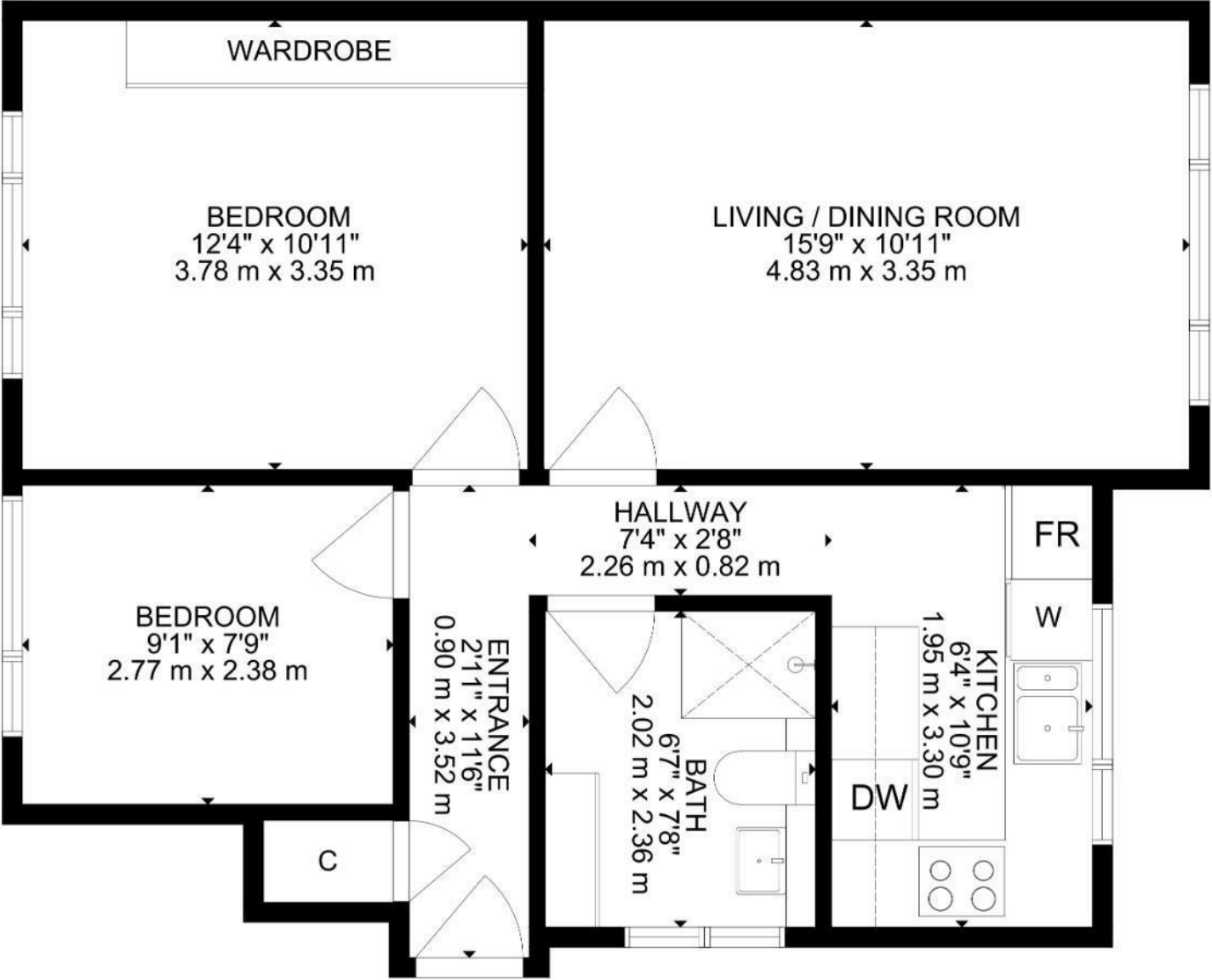
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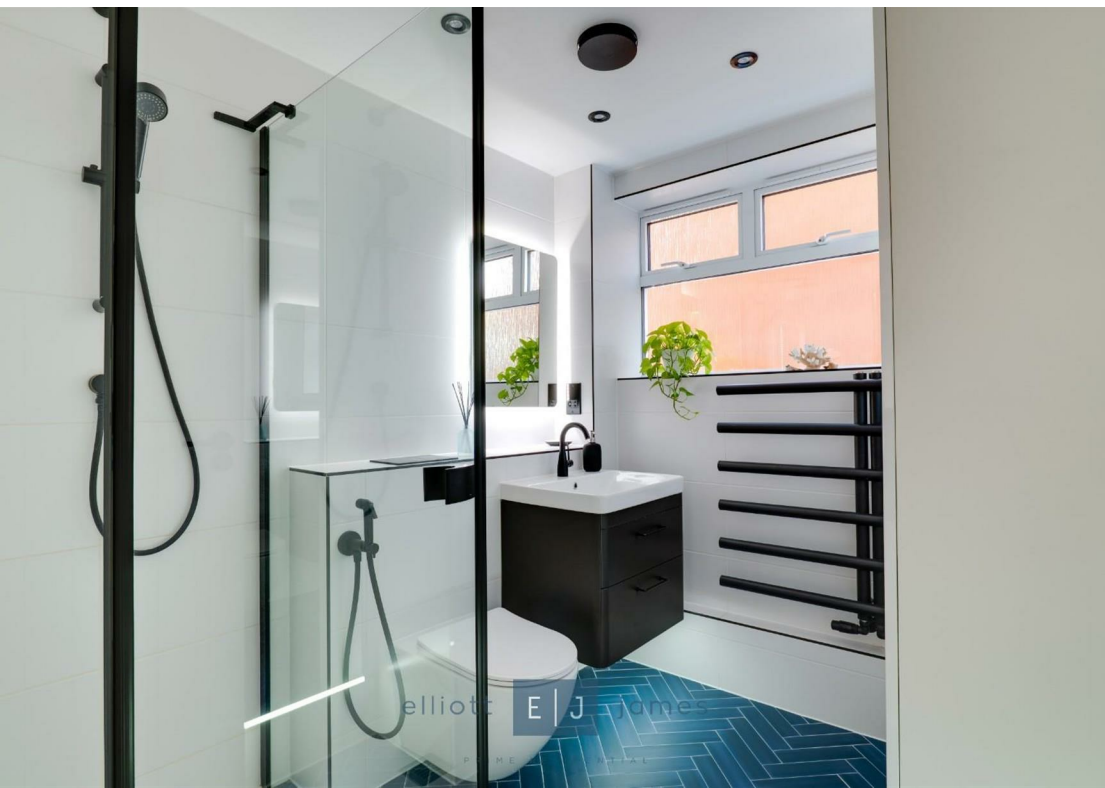
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Sqft 592.00 sq ft	Type Maisonette	Style 1960's
Bedrooms 2	Receptions 1	Bathrooms 1
Tenure Leasehold - Share of Freehold	Local Authority Epping Forest	Tax Band C

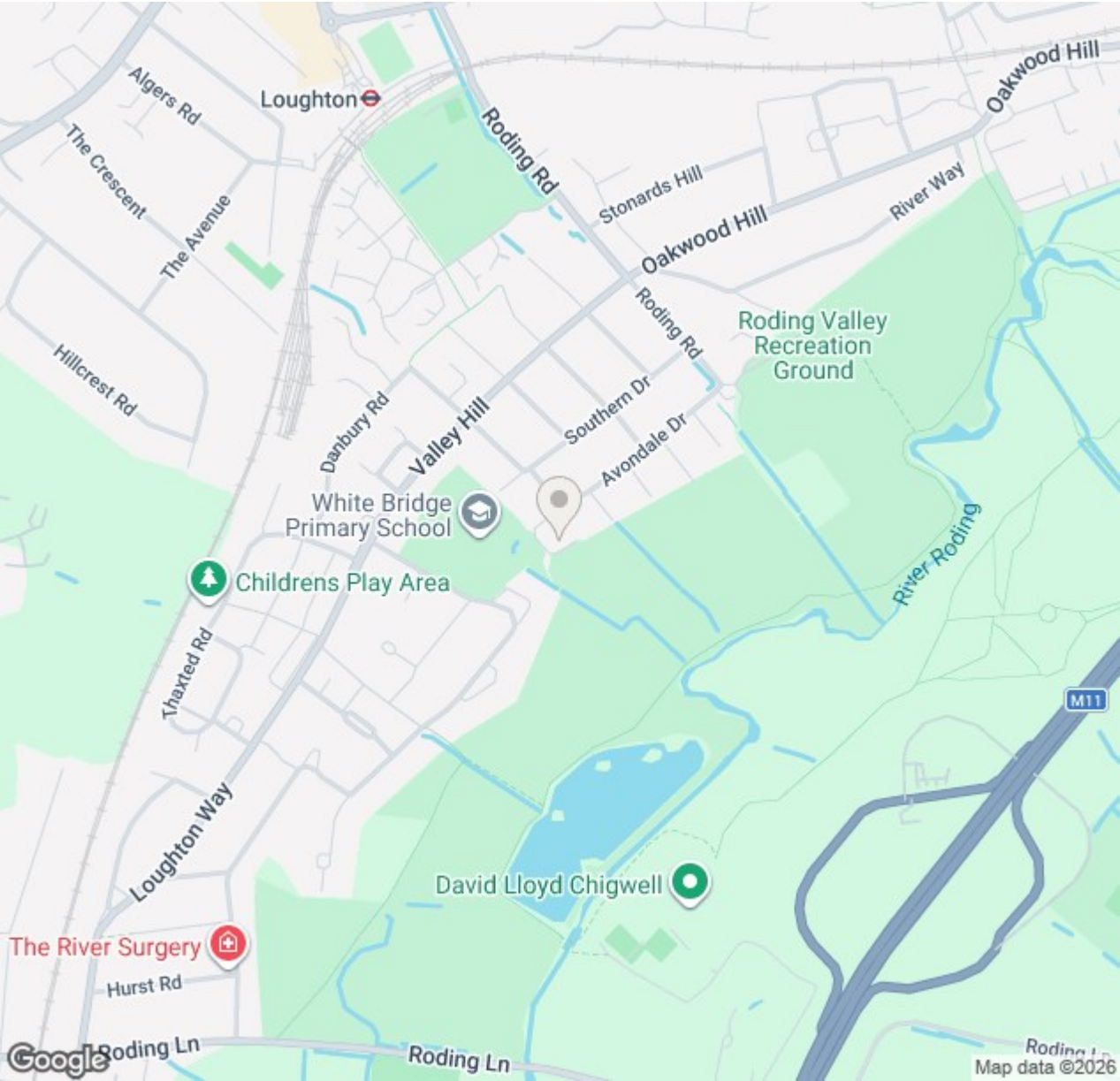
PLANS



GROSS INTERNAL AREA
TOTAL: 592 SQ FT, 55 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	75
EU Directive 2002/91/EC		

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

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