



## Fairmeads, Pyrles Lane, Loughton, IG10 2NE

PRICE GUIDE £475,000-£500,000

Geoffrey Matthew are delighted to offer this spacious Semi-detached home with garage, off-road parking for two vehicles and front/rear gardens. The property inside offers kitchen/diner, large lounge and DSWC. Upstairs there are two double bedrooms and third bedroom, Wet room style family bathroom. The garage has power and light supplied. No onward chain.

This property is well positioned for local convenience stores and amenities. There is good access to M11 & M25 motorway networks as well as being well placed for accessing several of the Central Line stations into Central London.

**Price Guide £475,000**

# Fairmeads, Pyrles Lane, Loughton, IG10 2NE



- Three Bedroom Home
- Lounge
- Front & Rear Gardens
- Semi-Detached
- DSWC & Shower Wet room
- No Onward Chain
- Kitchen/Diner
- Single Garage with power and light

## Hallway

## DSWC

5'11 x 2'10 (1.80m x 0.86m)  
With low level WC and wash hand basin.

## Kitchen/Diner

9'4 x 14'7 (2.84m x 4.45m)  
Sliding patio door to rear garden.

## First Floor Landing

8'11 x 3'6 (2.72m x 1.07m)

## Bedroom One

11' x 8'1 (3.35m x 2.46m)

## Bedroom Two

9'5 x 8'1 (2.87m x 2.46m)

## Bedroom Three

8'1 x 6'4 (2.46m x 1.93m)

## Bathroom

5'6 x 6'3 (1.68m x 1.91m)

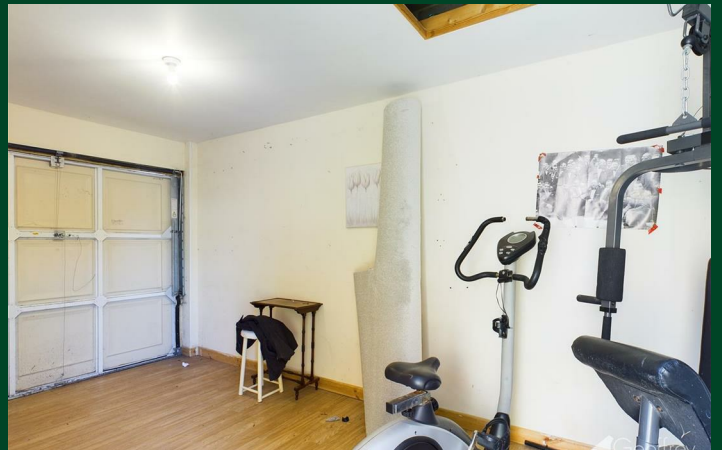
## Garage

15'11 x 7'10 (4.85m x 2.39m)



## Directions

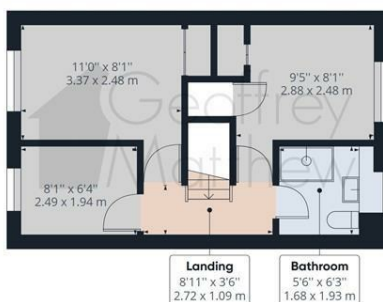




## Floor Plan



Floor 0 Building 1



**Floor 1** Building 1



Geoffrey  
Matthew

Approximate total area<sup>(1)</sup>

712.47 ft<sup>2</sup>  
66.19 m<sup>2</sup>

Reduced headroom

3.72 ft<sup>2</sup>  
0.35 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

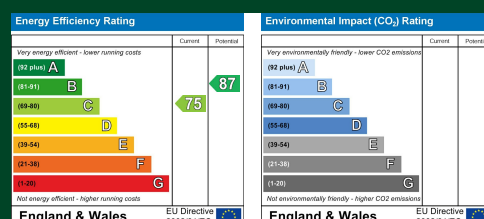
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Council Tax Details

## Epping Forest D C Band E

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