



WHERE STANDARDS MATTER

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Grosvenor Drive, Loughton, IG10

** THREE BEDROOM TERRACED HOUSE ** ** GOOD SIZE LOUNGE ** ** CLOSE TO SCHOOLS AND FOREST ** ** SHOPS AND TRAIN STATION CLOSE BY ** ** KITCHEN DINING AREA ** ** GAS CENTRAL HEATING ** ** DOUBLE GLAZING ** ** FREEHOLD** GROUND FLOOR WC** ** OFF STREET PARKING** ** NON-STANDARD CONSTRUCTION STEEL FRAMED/CONCRETE ** ** EPC RAITNG: D COUNCIL TAX BAND D.

Price £489,995



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Reception 1



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

Bathroom





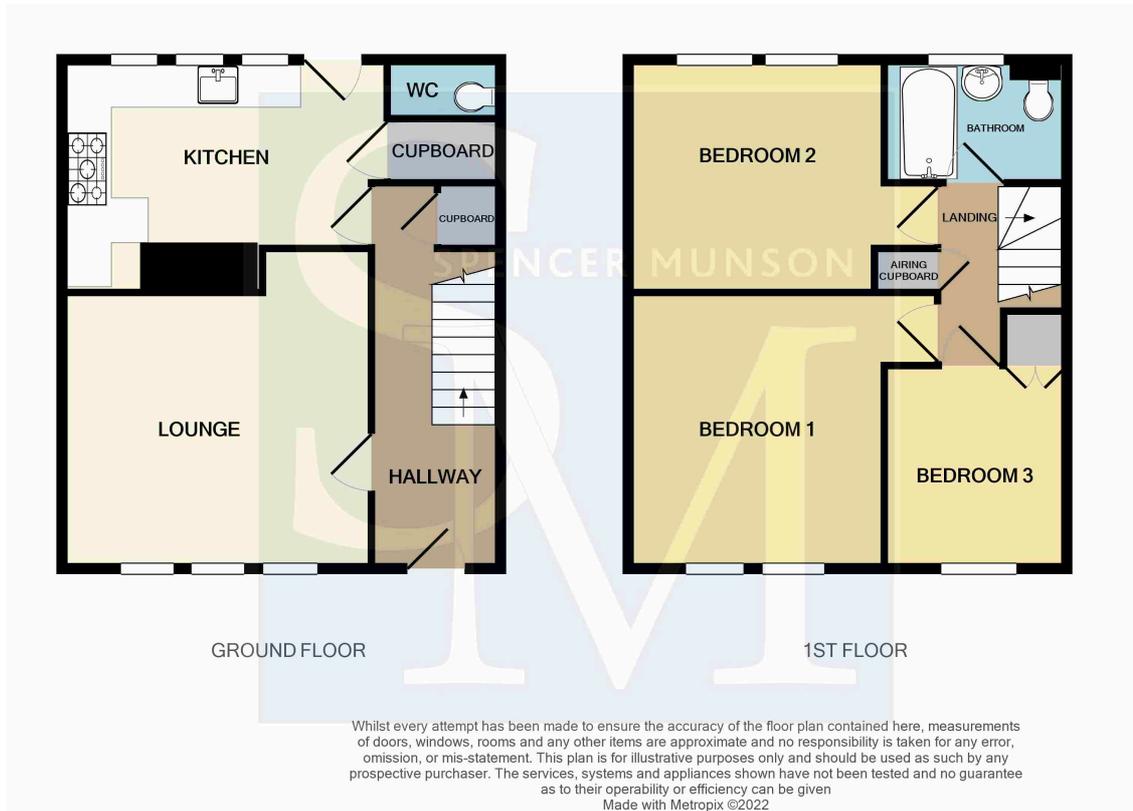
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		80
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			

Spencer Munson are pleased to offer you this three bedroom terraced house. The property has a large lounge to front leading to a fitted kitchen with dining area and doors to a low maintenance garden. The first floor has two double bedrooms, a large single bedroom and modern bathroom with shower/bath. Other benefits the property offers you a ground floor WC, gas central heating, double glazing and off Street Parking for two vehicles. The property is offered as chain free. EPC rating: D Council Tax band D. Grosvenor Drive is located within an easy reach of Debden Central Line station which offers easy access into London. Also within close proximity is Debden and Loughton High Streets with their local shops and amenities. The area is populated with green spaces such as Epping Forest. The property is also within close proximity to primary and secondary schools examples of which include Davenant Foundation School, Debden Park High School, Hereward Primary School and St John Fisher Catholic Primary School.

This property is of non-standard construction steel-framed / concrete panel Unlike traditional brick/block homes, it may affect:
 Mortgage availability (many lenders restrict or exclude lending; specialist options often required)
 Insurance costs and availability
 Future resale and marketability
 Maintenance/repair costs (specialist contractors may be needed)
 The seller and agent make no representations or warranties regarding mortgageability, insurability, structural longevity, or compliance with lender standards.

- Buyers must:
- Seek specialist surveyor/engineer advice
 - Confirm mortgage options with a broker experienced in non-standard properties
 - Conduct full independent investigations
 - Proceeding constitutes acceptance of these risks and limitations.
 - Contact the agent for details on the construction type.

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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. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.