



- END OF TERRACE BUNGALOW
- TWO BEDROOMS
- LOUNGE
- CONSERVATORY

Collard Ave, Loughton, Essex, IG10 2ER

PRICE: £365,000 FREEHOLD

An opportunity to purchase this two bedroom bungalow being within walking distance of Debden Broadway with a host of shops and eateries. For the commuter the property is within easy access of the M11 and Debden underground station. The property would make a suitable first time purchase or for those looking to downsize.



Property Description

Collard Avenue is a residential turning being within the catchment area for Davenant school and within walking distance and Debden Broadway with a host of shops and eateries.

For the commuter the property is within easy access of the M11 and walking distance of Debden underground station for direct access into central London.

The property in general comprises an entrance hall which provides access to the lounge, bedrooms and shower room.

The kitchen has a range of fitted wall and base units with display cabinet and contrasting work surfaces, built in hob, and provides access to the useable storage area with a built in storage cupboard.

The conservatory is accessed from the kitchen/storage area and provides access to the courtyard style rear garden.

There are fitted wardrobes to both bedrooms, and a fully tiled modern shower room with close coupled WC vanity wash hand basin and walk in shower enclosure complete this property.

CHARGES AND TENURE

Council Tax - Epping Forest District Council Band B

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas





Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas

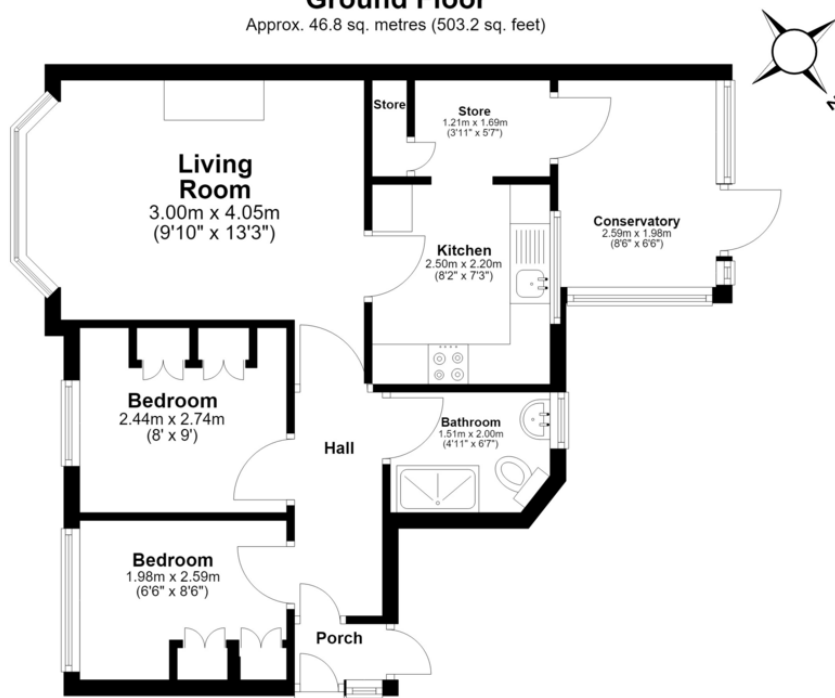
Broadband - EE

Mobile Signal and Coverage Vodafone Three EE O2



Ground Floor

Approx. 46.8 sq. metres (503.2 sq. feet)



Total area: approx. 46.8 sq. metres (503.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Collard Ave

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		

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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.