



## Parkmead, Loughton

Offers In Excess Of £600,000 Freehold

- Three double bedrooms
- Substantially extended
- Utility room
- 0.9 miles to Debden Underground Station
- End of terrace house
- Ensuite bathroom
- Downstairs shower room

*\* Open Day Saturday 27th June, strictly by appointment only\* Situated on a lovely family-friendly road in the heart of Loughton, Petty Son & Prestwich are delighted to offer for sale this deceptively spacious and beautifully presented three double bedroom end-of-terrace home, thoughtfully extended to create an exceptional family property.*

Ideally located, the property is just 0.9 miles from Debden Underground Station and 1.1 miles from Loughton Underground Station, making commuting into London both swift and convenient. Everyday essentials are also within easy reach, with The Broadway only 0.8 miles away, offering a popular selection of shops including Sainsbury's, Iceland and a local gym.

The home makes an immediate impression with its immaculate frontage and generous driveway providing off-street parking for multiple vehicles. The welcoming porch and entrance hallway provide practical storage for coats and shoes before leading into a bright and spacious lounge.

At the heart of the home is the contemporary kitchen, which flows seamlessly into a stunning rear extension featuring skylights and bifolding doors opening onto the garden, effortlessly connecting indoor and outdoor living spaces. The stylish kitchen offers an abundance of worktop and storage space, complete with elegant soft-grey shaker-style cabinetry, crisp white work surfaces and warm grey metro-tiled splashbacks.

Making excellent use of the corner plot, the house is extended to the side to create a substantial playroom at the front of the property, which could equally serve as a home office or fourth bedroom if required. This extension also incorporates a large utility room with direct garden access, alongside a contemporary fully tiled shower room and a generous storage cupboard. The ground floor benefits from a wonderful sense of flow, enhanced by light wooden flooring throughout, while plantation shutters add a further touch of elegance and character.

Upstairs, the first floor offers two well-proportioned double bedrooms and a stylish family bathroom. A spacious landing area also provides an ideal spot for a desk or home working space before stairs rise to the second floor.

The loft has been expertly converted to create an impressive principal bedroom featuring two skylights, excellent storage and a contemporary en-suite bathroom.

To the rear, the wide garden fully benefits from the property's advantageous corner position. Designed for low-maintenance living, it offers a combination of patio and lawn area, mature trees and shrubs, and a garden shed creating the perfect setting for children to play, outdoor entertaining and summer barbecues.

EPC Rating: C69

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

## Reception Room

12'4" x 15'3"



Total area: approx. 125.4 sq. metres (1350.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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**Parkmead**