Michael ANTHONY

London Road, Loughton

£350,000 Freehold



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£350,000

Ideally positioned within the highly desirable location of Loughton, this two bedroom semi detached character cottage is offered to the market chain free with many benefits including living room, kitchen/dining room, family bathroom, generous sized rear garden and driveway parking. Combining character, practicality and a desirable location, this delightful cottage presents an excellent opportunity for prospective buyers.

Property Description

ENTRANCE
Door to:

LOUNGE
Two UPVC double glazed windows to front aspect. Radiator, stairs rising to first floor landing, doors to bathroom and kitchen/diner.

KITCHEN/DINER
Two double glazed windows to rear aspect, double glazed door to rear. Range of wall mounted and floor standing units with roll edge work surface over, built in oven and hob, plumbing for washing machine, one and a half single drainer sink with mixer tap, splash back tiling, space for fridge/freezer, storage cupboard housing wall mounted boiler, radiator.

BATHROOM
Frosted double glazed window to rear aspect. Panelled bath with mixer tap shower attachment, extractor fan, part tiled walls, heated towel rail, low level w.c., pedestal wash hand basin.

LANDING
Doors to both bedrooms.

BEDROOM ONE
Double glazed windows to front and rear. Access to loft space.

BEDROOM TWO
Double glazed window to front. Storage cupboard, radiator.

OUTSIDE

PARKING
Driveway providing off road parking for one car.

FRONT GARDEN
Pathway to front door, flower and shrub beds, side gated access.

REAR GARDEN
Laid to lawn with patio area, flower and shrub beds, side gated access, outside tap, enclosed by timber fencing panels.

Approximate Gross Internal Area 771 sq ft - 72 sq m

Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 277 sq ft – 26 sq m



Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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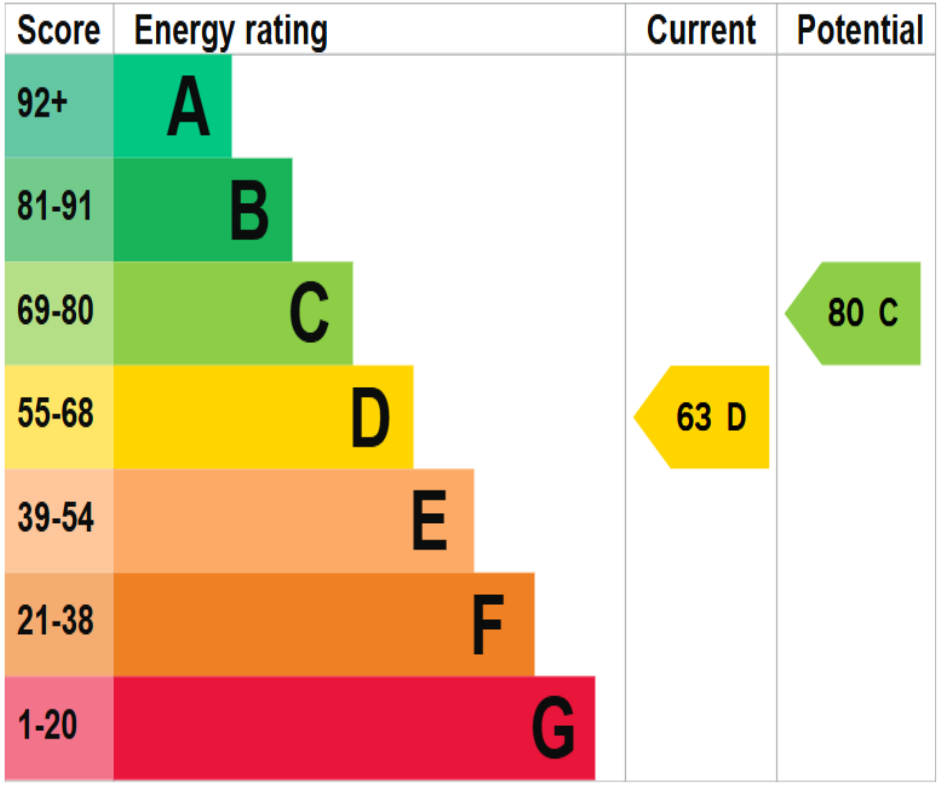

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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