



Marjorams Avenue, Loughton, IG10 1PU





A detached family home comprehensively updated, with a new roof, rendered and painted exterior, newly finished driveway and an impressive contemporary kitchen. The ground floor has been thoughtfully arranged around modern family life and entertaining, with a generous reception area incorporating a comfortable lounge and dedicated dining space. At the heart of the home is the recently fitted kitchen, featuring attractive Shaker-style cabinetry, integrated appliances, striking work surfaces and a breakfast bar. Large bi-fold doors open directly onto the rear garden, creating a wonderful connection between the principal living space and the outdoors. A contemporary shower room and integral garage access complete the ground floor. Upstairs, the principal bedroom is a particular highlight, offering excellent proportions, a separate sitting area, walk-in wardrobe and luxurious en suite with both bath and separate shower. Three further double bedrooms are all generously sized and share a contemporary family bathroom, finished to the same high standard. The rear garden has been beautifully landscaped with entertaining in mind. A substantial paved terrace immediately outside the bi-fold doors provides an ideal setting for outdoor dining and relaxed entertaining, with steps leading down through thoughtfully planted borders to the lawn. A versatile outbuilding is currently used as a home gym, but could equally serve as a home office, studio or garden room. An integral garage provides excellent off-road parking. For commuters, the location is particularly compelling, with Loughton Central line station providing direct access towards the City and West End.





Council Tax Band: F

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 1

- Beautifully landscaped rear garden with separate home gym
- Impressive principal suite with walk-in wardrobe and en suite
- Stylish open-plan kitchen with bi-fold doors onto the garden
- Three further generously proportioned double bedrooms
- Private driveway and integral garage
- Versatile ground floor living space with separate shower room
- Excellent Central Line connections into London
- Close to Epping Forest and Loughton High Road



TOTAL: 2009 sq. ft, 186 m²
GROUND FLOOR: 974 sq. ft, 90 m², FIRST FLOOR: 1035 sq. ft, 96 m²
EXCLUDED AREAS: GARAGE: 128 sq. ft, 12 m², GARDEN ROOM / GYM: 146 sq. ft, 14 m²

Floorplans Are For General Guidance Only; Actual Layout And Dimensions May Vary. Please Verify Independently.



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