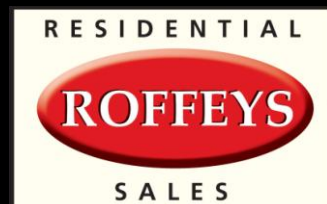




KENILWORTH GARDENS, LOUGHTON, ESSEX,

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Introduction

The property enjoys an excellent location offering a range of local amenities within walking distance, contributing to making this an ideal family home in many ways.

Some further benefits the property affords include three well-proportioned bedrooms to the first floor, each having direct access to one of the two shower rooms on this floor level.

To the ground floor the accommodation includes a modern, tiled bathroom with separate wc, and a study which could possibly be utilised as a fourth bedroom as required. There are also a good-sized reception room, as well as a spacious kitchen / dining area having a range of contemporary fitted units finished in white.

Externally, the attractive rear garden enjoys a south-westerly aspect and features an ornamental pond set within a paved terraced area with adjoining lawn. A good-sized detached garden room positioned to one side of the garden offers potential for multiple uses.

To the front the shared driveway has a pull-off area of hard-standing providing parking for one vehicle.

Summary

- Appealing chalet-style house
- 3 well-proportioned bedrooms
- 3 bath/shower rooms (2 en-suite)
- Ground floor study/bed 4
- Good-sized reception room
- Impressive kitchen/dining space
- Attractive, sunny aspect garden
- Close to Roding Valley Park
- Convenient for tube station
- Exclusive to ROFFEYS



GROUND FLOOR:-

HALLWAY (via side porch)

11' 10" x 6' 11" (3.61m x 2.11m)

LIVING ROOM / RECEPTION

20' 4" into bay x 12' 10" (6.2m x 3.91m)

DINING / RECEPTION

12' 10" x 11' 2" (3.91m x 3.4m)

KITCHEN / BREAKFAST / UTILITY

19' 8" x 10' 6" (5.99m x 3.2m)

BATHROOM

6' 7" x 5' 11" (2.01m x 1.8m)

SEPARATE WC

STUDY / BEDROOM 4

8' 10" x 6' 11" (2.69m x 2.11m)

FIRST FLOOR - LANDING

BEDROOM ONE

13' 9" into bay x 12' 10" (4.19m x 3.91m)

BEDROOM TWO

12' 6" x 11' 6" (3.81m x 3.51m)

BEDROOM THREE

13' 1" x 11' 6" (3.99m x 3.51m)

EN-SUITE SHOWER ROOM (1)

7'7" x 7'3" (2.3m x 2.2m)

EN-SUITE SHOWER ROOM (2)

7'3" x 5'11" (2.2m x 1.8m)

EXTERIOR:-

REAR GARDEN

68' 11" x 29' 6" (21.01m x 8.99m) approx.

GARDEN ROOM

22' 8" x 8' 2" (6.91m x 2.49m)

SHARED DRIVEWAY

OFF-ROAD PARKING SPACE

ADDITIONAL INFORMATION:-

Tenure: Freehold

Council Tax Band: 'E'

Borough: Epping Forest

Energy rating: 'D'

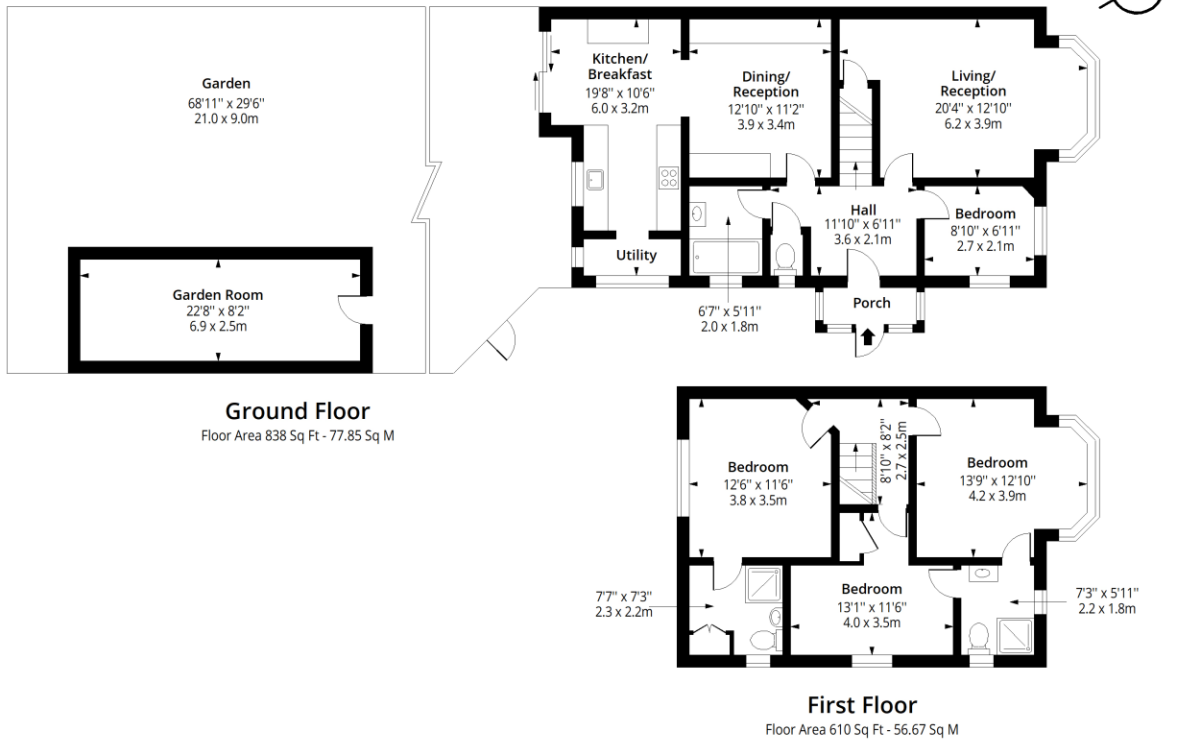
Utilities: Mains gas, electricity, sewerage, water



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 135 sq m (1,448 sq ft)

Kenilworth Gardens IG10

Approx. Gross Internal Area 1448 Sq Ft - 134.52 Sq M
Approx. Gross Garden Room Area 186 Sq Ft - 17.28 Sq M



YOU MAY BE ASSURED

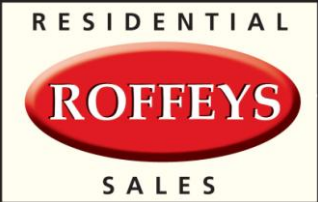


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 31/3/2026

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