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PRIME RESIDENTIAL

PRESENTS

Avondale Close, Loughton


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Avondale Close, Loughton

Nestled within the charming and peaceful cul-de-sac of Avondale Close, this delightful purpose-built ground floor maisonette offers an exceptional blend of comfort, quality and convenience.

The accommodation comprises a generous principal bedroom and a spacious second bedroom, ideal for families, downsizers or professionals seeking additional space. The well-proportioned living room enjoys stunning views across the nature reserve, creating a wonderfully relaxing environment in which to entertain or simply unwind.

The recently fitted premium bathroom has been finished to a high specification and features underfloor heating, a contemporary walk-in shower, a full-length mirror and motion-sensor LED lighting, providing a luxurious finish. The bespoke custom-designed kitchen has been thoughtfully crafted for both style and practicality, while also benefitting from the same beautiful outlook across the nature reserve.

Further improvements include premium slimline aluminium double glazing throughout, a modern alarm system, video doorbell, new Vaillant combi boiler and updated electrical consumer unit, offering peace of mind for years to come.

The property further benefits from its own garden, providing an ideal space for outdoor dining, entertaining or simply enjoying the warmer months in a secluded setting.

One of the property's most outstanding features is its enviable position directly opposite the Roding Valley Recreation Ground and Nature Reserve. With scenic walks, a picturesque lake and the tranquil River Roding just moments away, it provides the perfect setting to unwind and enjoy the surrounding natural beauty. Despite its peaceful setting, Loughton Station, local shops and supermarkets are all within easy reach, making this a highly desirable location.

In summary, this exceptional maisonette presents a rare opportunity to acquire a beautifully maintained home in one of Loughton's most sought-after locations.

The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



3D WALKTHROUGH

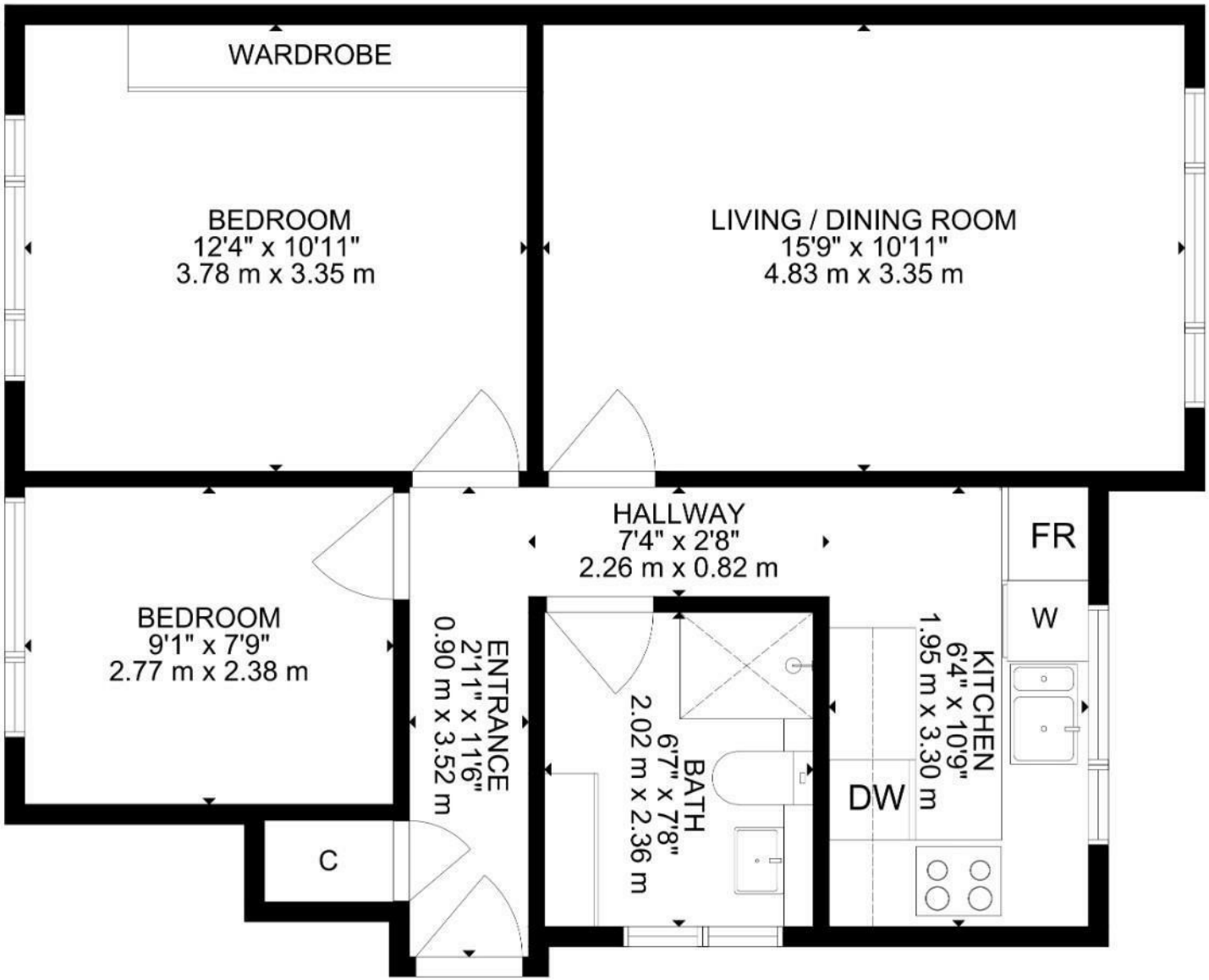
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Daniel Thomas
contact@ejpr.co.uk
0208 0165 333

NEED TO KNOW

Sqft 592.00 sq ft	Type Maisonette	Style 1960's
Bedrooms 2	Receptions 1	Bathrooms 1
Tenure Leasehold - Share of Freehold	Local Authority Epping Forest	Tax Band C

PLANS



GROSS INTERNAL AREA
TOTAL: 592 SQ FT, 55 m^2
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

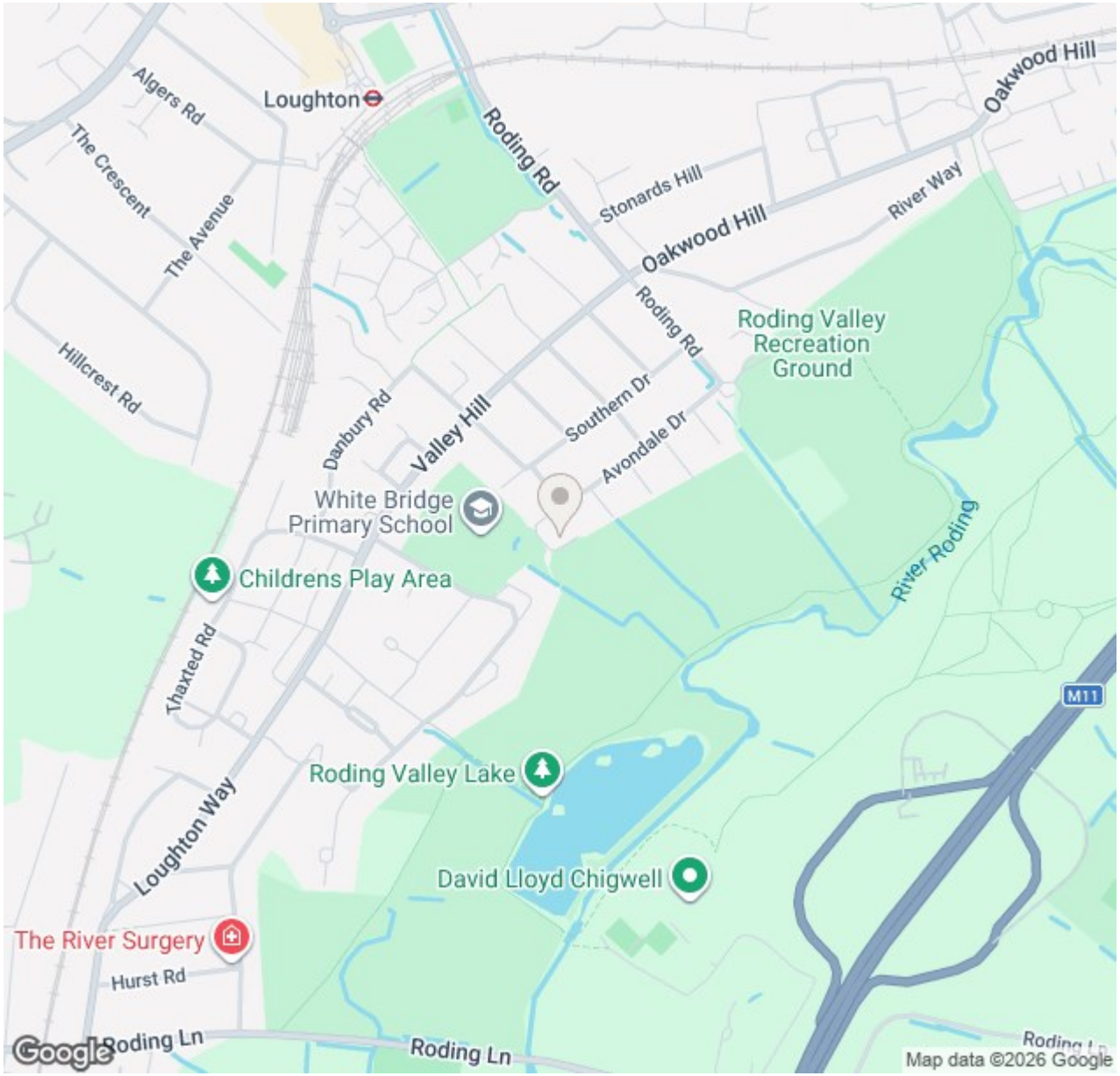

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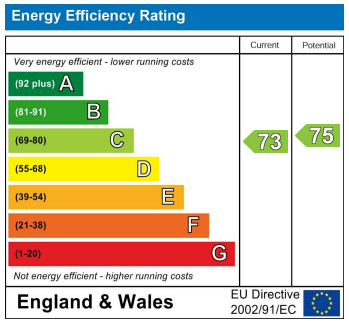

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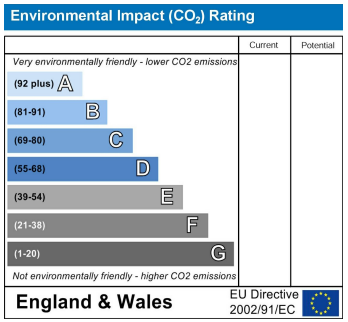

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MAP & EPC


Loughton
Algers Rd
The Crescent
The Avenue
Roding Rd
Stonards Hill
Oakwood Hill
River Way
Oakwood Hill
Roding Rd
Roding Valley Recreation Ground
Hillcrest Rd
Danbury Rd
Valley Hill
Southern Dr
Avondale Dr
White Bridge Primary School
Childrens Play Area
River Roding
Thaxted Rd
M11
Roding Valley Lake
Loughton Way
David Lloyd Chigwell
The River Surgery
Hurst Rd
Roding Ln
Roding Ln
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
75
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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