



WHERE STANDARDS MATTER

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Sandford Avenue, Loughton, IG10

Spencer Munson are delighted to offer this charming chalet-style bungalow, presenting an excellent opportunity for first-time buyers. Situated in a quiet residential road, the property benefits from a fully fitted kitchen, a spacious 17' lounge, and a converted loft room currently used as a bedroom. Early viewing is highly recommended

Storm Porch

Accessed via a double-glazed storm porch leading into the entrance hallway, with doors to the lounge and ground floor shower room. Features include a wall-mounted meter cupboard and power points.

Lounge

Bright and spacious with front-aspect double-glazed windows, an understairs storage cupboard, leading onto the kitchen and stairs to the loft room.

Shower Room

corner shower cubicle, WC and pedestal wash hand basin.

Kitchen

Fitted kitchen with a range base units with drawers, roll-top work surfaces with a single drainer

sink with chrome mixer tap. Tiled splash backs, space for a fridge freezer and washing machine, Also features a breakfast bar area, fitted oven, five-ring gas hob with extractor hood over, and door leading to the garden.

Loft Room

A large space with a Velux window and an additional rear-aspect double-glazed window. Includes storage and spotlights.

Outside Area

The property benefits from a block paved double driveway providing off street parking, there is also a lawned garden area leading through to a walk way giving access to a rear garden space.

Asking Price £320,000.00 (Freehold)



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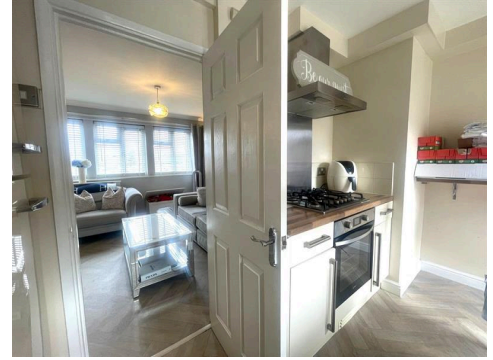
Lounge

5.44m (17'10) x 3.56m (11'8)



Kitchen

3.89m (12'9) x 2.31m (7'7)



Bedroom

3.53m (11'7) x 4.5m (14'9)




Bathroom

1.5m (4'11) x 2.11m (6'11)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		87
69-80 C		
55-68 D	66	
39-54 E		
21-38 F		
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England & Wales 2002/91/EC 		

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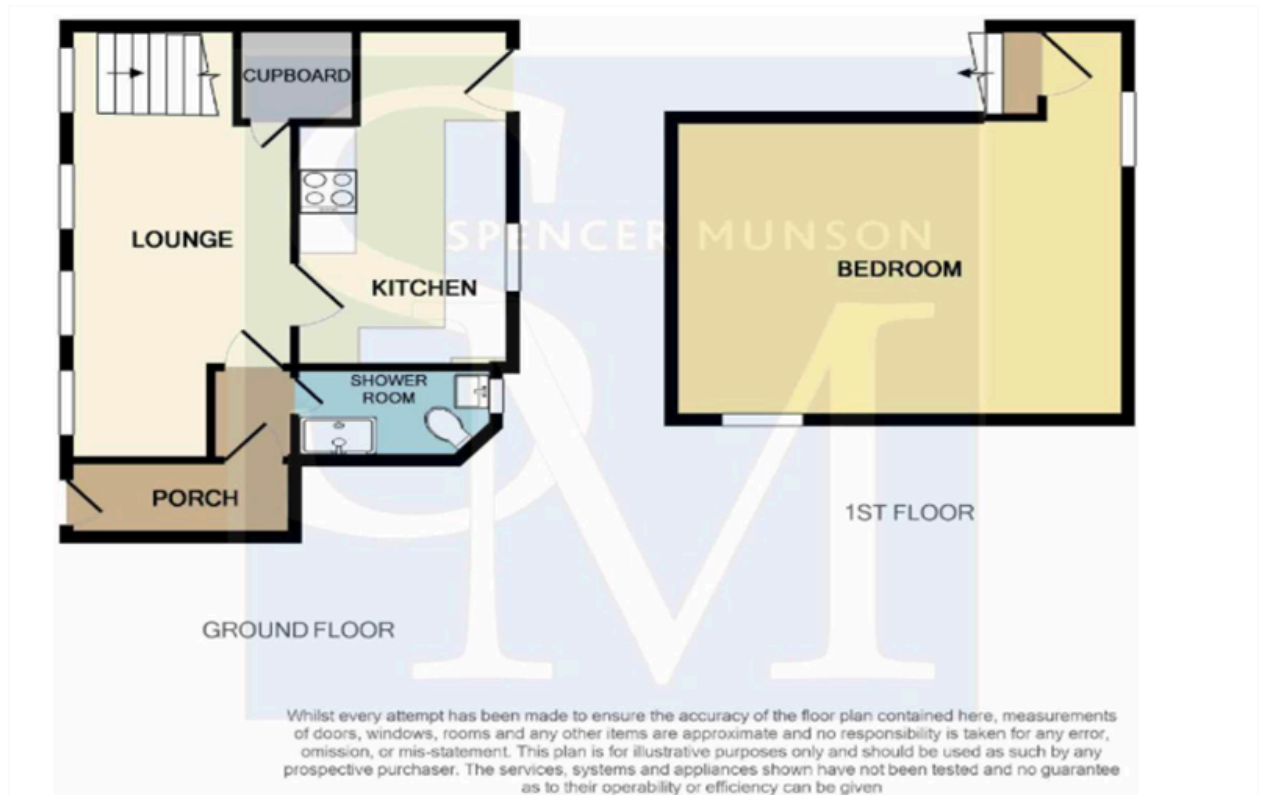
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Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.