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PRIME RESIDENTIAL

PRESENTS

Avondale Close, Loughton

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Avondale Close, Loughton

Nestled in the charming quiet cul-de-sac of Avondale Close, 'this delightful purpose built ground floor maisonette offers a perfect blend of relaxing comfort and convenience. One of the standout features of this maisonette is its enviable location. Situated opposite the Roding valley recreation grounds and nature reserve, it's just a short stroll to the beautiful lake and river. Perfect to unwind and enjoy the calm of nature. Conveniently close to Loughton station, supermarket and shops, makes this a prime location.

The property offers a large double bedroom and a spacious second bedroom, ideal for families or professionals seeking extra space.

The well-proportioned living room with its stunning views across the nature reserve makes this a truly relaxing space to unwind.

A new premium high specification bathroom. With underfloor heating, walk-in shower, full length mirror and motion detect strip lighting, is designed to provide a touch of luxury.

The custom design bespoke kitchen was made to last and boasts the same stunning views of the nature reserve.

Premium narrow framed aluminium double glazing throughout.
New house alarm system and video doorbell to keep you safe.
New Valliant combi boiler and electrical consumer unit (2025 electrical safety standard), peace of mind for many years.

The property also benefits from a lovely, well maintained garden, perfect for relaxing or hosting summer gatherings. With two outside taps.

Situated in a close, there is very little traffic or pedestrians makes this a quiet and safe place. Parking is not a problem.

In summary, this maisonette on Avondale Close is a wonderful opportunity for anyone looking to settle in a desirable area of Loughton, with its spacious interiors and stunning views in a prime location.
Do not miss the chance to make this charming property your new home.

Garden ownership is divided in two but mutually shared as one garden.

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.

E|J
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
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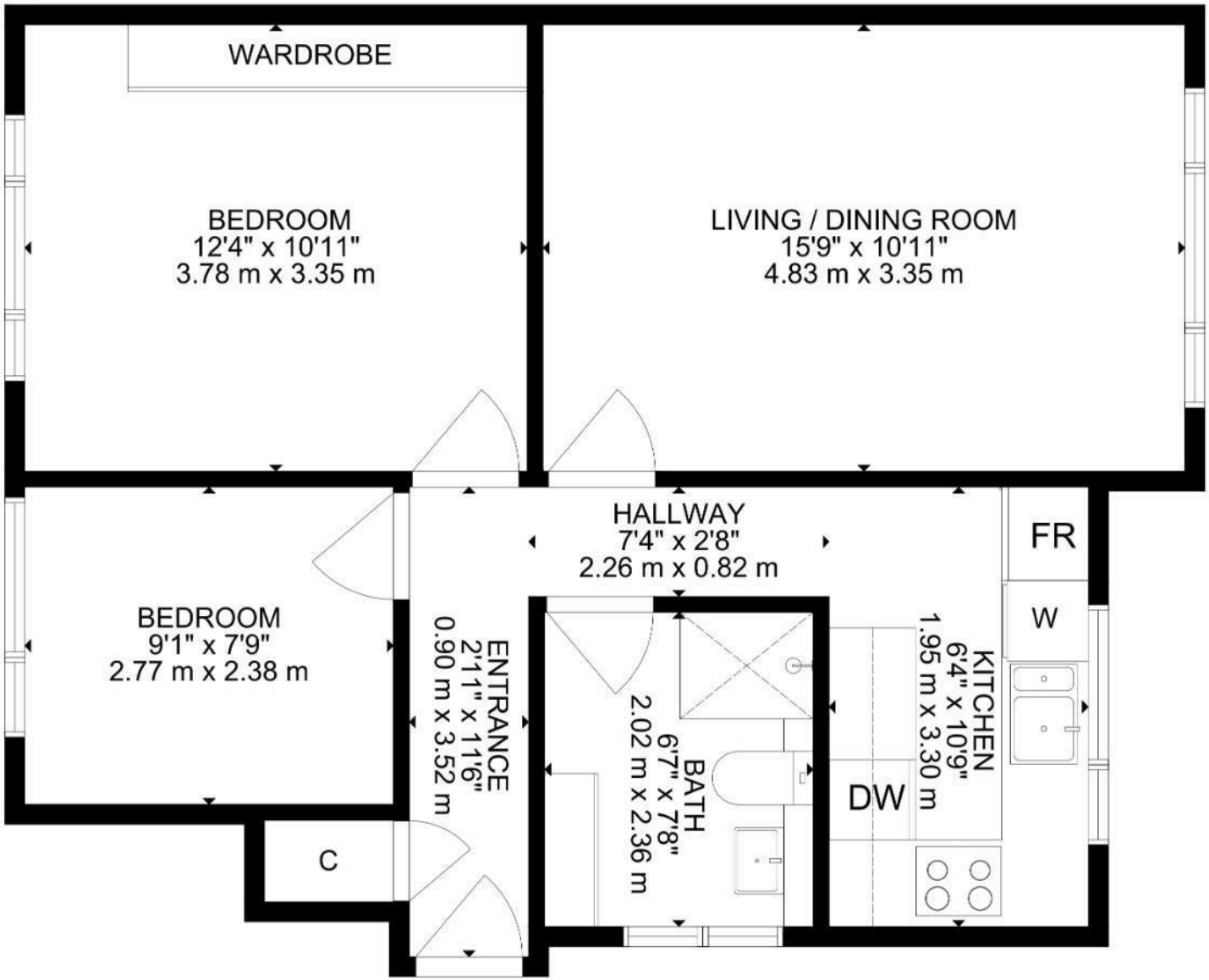
NEED TO KNOW

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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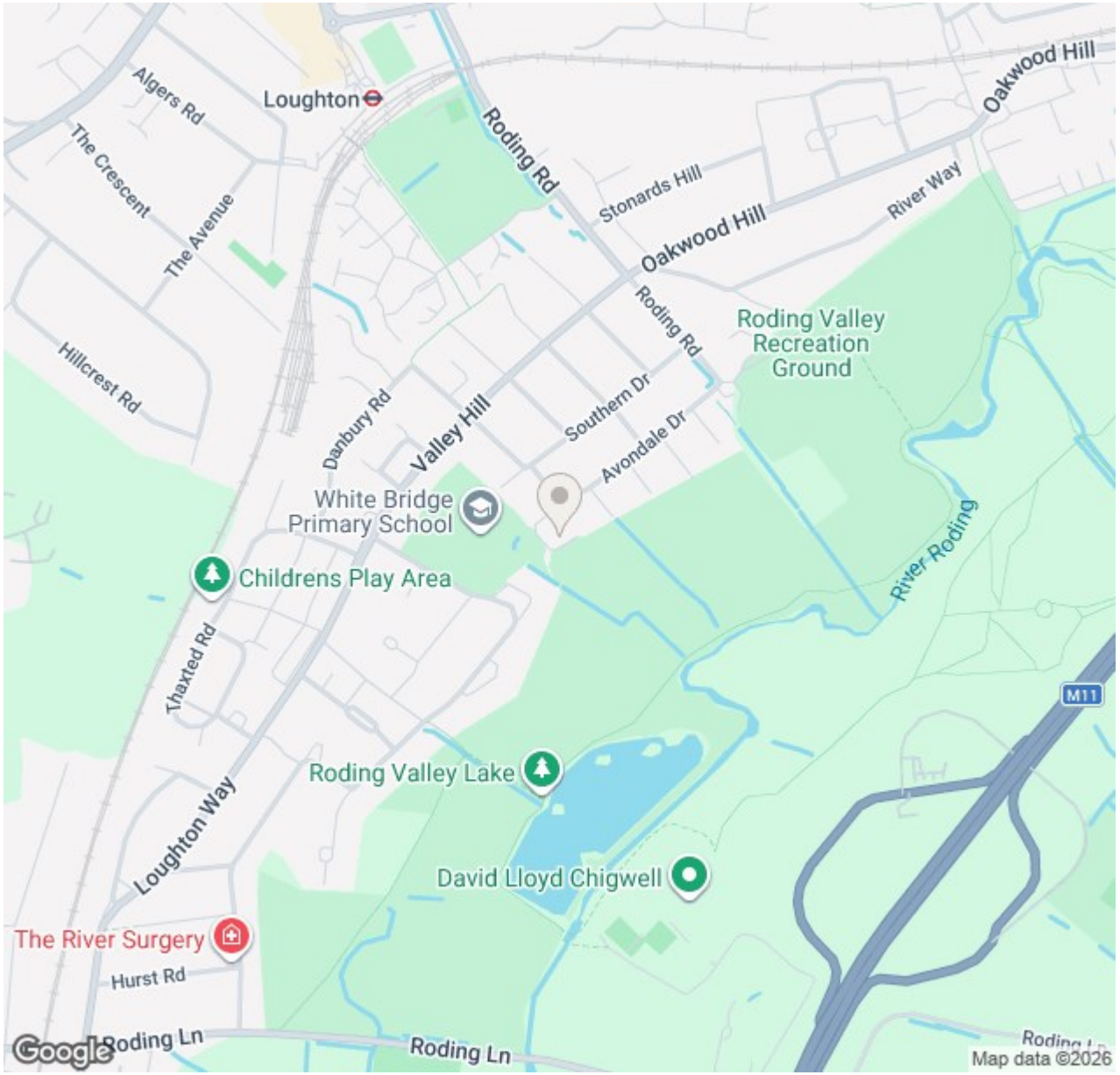
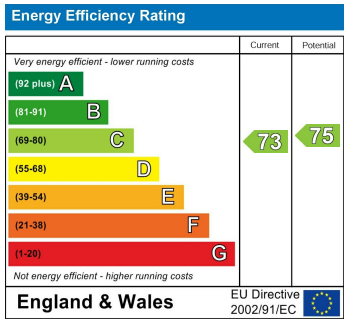
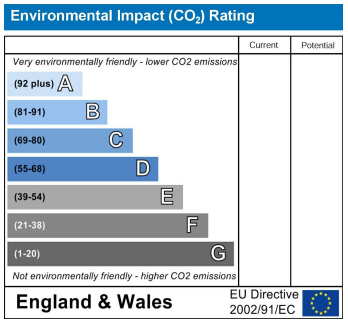
MAP & EPC


Algers Rd
Loughton
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
Map data ©2026


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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