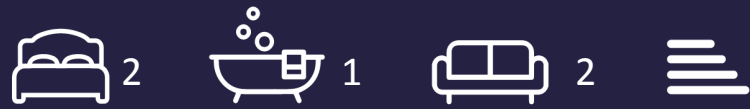




# Colson Road, Loughton

Petty Son & Prestwich are delighted to offer for sale this smartly presented two double bedroom linked-terraced house, just 0.3 miles from Debden Station and The Broadway.



Council Tax Band: C



Ideally positioned just 0.3 miles from Deden Station (Central Line), offering swift and convenient access into Central London, this property enjoys an excellent location. The Broadway is also within easy reach, providing a variety of shops, cafés, supermarkets, and even a soft play facility. Well-regarded local schools include Thomas Willingale School & Nursery and Alderton Junior School (both approximately 0.5 miles and rated 'Good' by Ofsted). For further education, New City College (Ofsted 'Outstanding') is just 0.3 miles away, alongside Roding Valley High School and the highly regarded East 15 Acting School nearby.

The property itself offers well-proportioned and versatile accommodation throughout. A handy entrance porch leads into a bright and spacious reception room, and from here, you are guided into a stylish kitchen/breakfast room. Fitted with classic white shaker-style units complemented by wooden work surfaces, the kitchen is arranged in an efficient 'C-shape' to maximise both storage and workspace, with ample room for an American-style fridge/freezer. To the rear, a generous conservatory provides an excellent additional reception space, perfectly suited as a dining area or playroom. There is exciting potential to reconfigure or extend (subject to planning permission), creating a larger open-plan kitchen/dining/living space tailored to your needs. The rear garden is arranged with a combination of lawn and patio, offering a pleasant outdoor retreat, while a smaller front garden and shared side access add further practicality.

Upstairs, the first floor comprises two well-sized double bedrooms. The principal bedroom is particularly impressive, spanning the full width of the property and benefiting from three double wardrobes and two windows, creating a bright and airy feel. The bathroom has been adapted into a wet room, though there is ample space to reinstate a traditional bath if preferred. Permit parking is available close by. The property further benefits from no onward chain.

Pursuant to the Estate Agents Act of 1979 we hereby declare that the seller of the property is related to a member of Staff at Petty Son & Prestwich.

EPC Rating: TBC  
Council Tax Band: C

**Living Room**  
10'8" x 16'5"

**Kitchen/Breakfast Room**  
9'9" x 16'5"

**Conservatory**  
9'6" x 16'5"

**Bedroom**  
11'5" x 18'8"

**Bedroom**  
11'10" x 9'7"