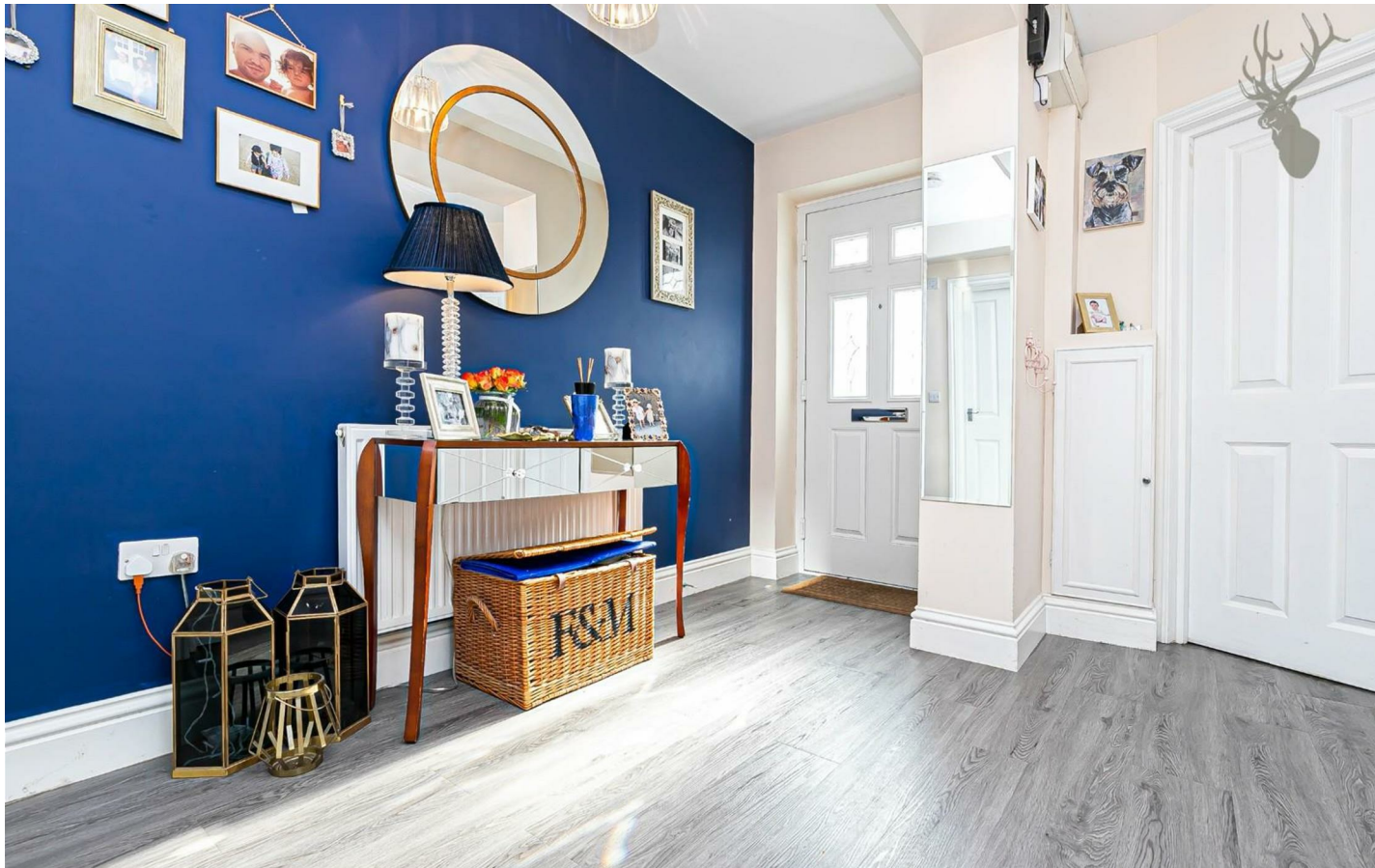




Englands Lane, Loughton, IG10

BUTLER & STAG



## Open Day Saturday 7th May - By Appointment Only

**A stunning three-bedroom semi-detached house in Loughton has been wonderfully devised to create a characterful living space with fine contemporary fittings.**



### Freehold

- Semi-Detached Family Home
- Three Bedrooms/Downstairs WC
- Separate Lounge
- Modern Kitchen/Dining Room
- Off Street Parking
- 83' North Facing Garden

Ground floor accommodation comprises of a cosy living room, an open plan kitchen/dining area with bi-folding doors opening onto the stunning rear garden, a downstairs WC and a fitted utility room, completes the ground floor.

On the first floor there are three bedrooms, and a large family bathroom.

Externally, the landscaped 83' rear garden is north facing and screened by tall fencing. Mainly laid to lawn with patio area perfect for those summer days/evenings. the property comes with off street parking which is an added bonus.

Loughton is known for its scenic views being on the borders of Epping Forest. It has excellent transport links into London with Loughton Underground Station, the M11 and M25 being close by. With its highly regarded state and private schools within easy reach, its stylish and popular boutiques and abundance of eateries/bars making it a desirable location.

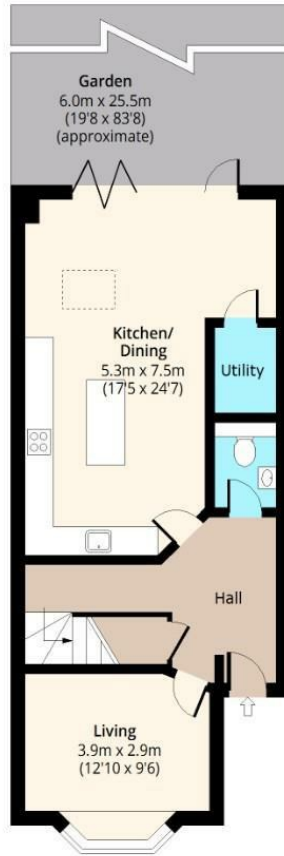




## Englands Lane, IG10

### Ground Floor

Approx. 65.77 Sq. meters (708 Sq. feet)



### First Floor

Approx. 52.12 Sq. meters (561 Sq. feet)



Total area: approx. 117.89 Sq. meters (1269 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.