



Coles Green, Loughton, IG10

BUTLER & STAG



**Open Day Saturday 30th
April 2022**

**An immaculately presented
four bedroom house
situated in a delightful cul-
de-Sac and on the edge of
Epping Forest.**



Freehold

- Semi-Detached Family Home
- Four Bedrooms/Three Bathrooms
- Stunning Throughout/Spinning In Excess Of 1900 sf ft
- Spacious Kitchen/Dining Area
- Utility Room/Downstairs WC
- Garage



The property is in immaculate decorative order and stylishly presented throughout. Accommodation comprises an entrance hall with cloakroom, a modern kitchen/breakfast room with plenty of space to dine, and a spacious living room. On the first floor there are three bedrooms all of which are doubles including one bedroom having an en-suite, also with a modern bathroom.

Second floor you will find the master bedroom with en-suite, with plenty of eaves storage.

Externally, the 124' rear garden is secluded with patio area perfect for entertaining with laid lawn.

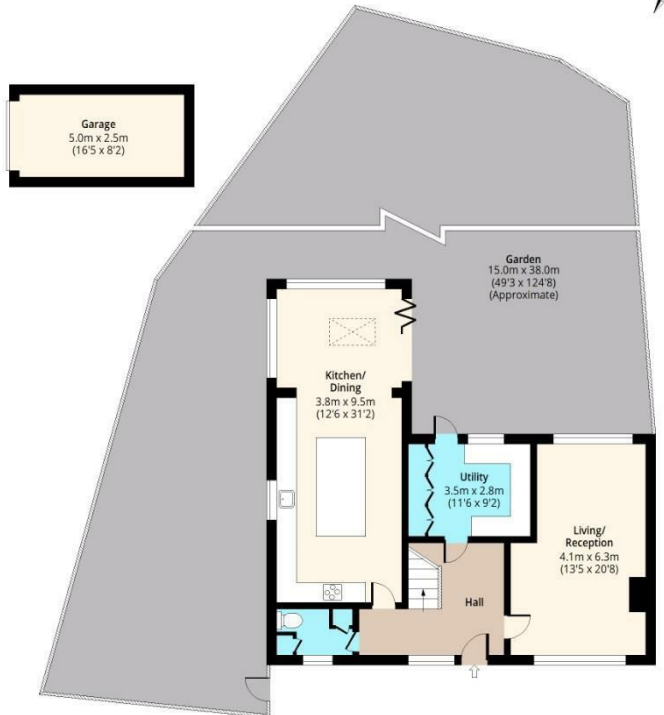
Coles green is located to the north of Loughton town centre with an excellent range of shops, restaurants, bars, local schooling including Staples Road primary school and Loughton tube station with direct services to central London.



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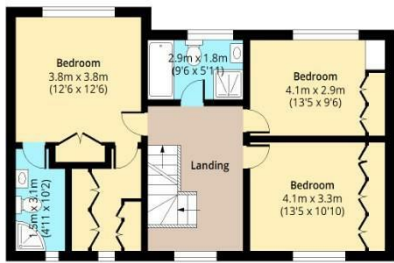
Ground Floor
Approx. 89.56 Sq. meters (964 Sq. feet)



Second Floor
Approx. 57.37 Sq. meters (618 Sq. feet)



First Floor
Approx. 74.32 Sq. meters (800 Sq. feet)



Total area: approx. 233.75 Sq. meters (2516 Sq. feet) (Including Garage/ Eaves)
Total area: approx. 190.07 Sq. meters (2046 Sq. feet) (Excluding Garage/ Eaves)
For illustration purposes only - not to scale
www.jpaplus.com

BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

www.butlerandstag.uk

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.