



River Way, Loughton, IG10

BUTLER & STAG



**Enviably positioned, this delightful three bedroom terraced house is located in a popular location of Loughton within good school catchment areas and offers wonderful views over Roding Valley nature reserve.**



## Freehold

- Three Bedroom Mid Terraced House
- Spacious Kitchen/Diner
- Two Bathrooms
- Circa 100ft Rear Garden
- Two Separate Reception Rooms
- Separate Study Room
- Far Reaching Views Of Roding Valley Nature Reserve

This wonderful family home is arranged over three floors, with the principle accommodation comprising of a welcoming entrance hall, separate formal living room, kitchen/dining area with a spacious conservatory offering an abundance of natural light looking over the 98ft rear garden.

To the second floor there are two double bedrooms, a study, and a family bathroom, the Third floor offers a third double bedroom with its own shower room.

Externally, you are initially met by a block paved patio area which is perfect for those summer nights with the rest of the garden laid to lawn & offering a huge variety of shrubs bordering the boundary fences. To the front of the property there is a paved driveway which allows access for off street parking.

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



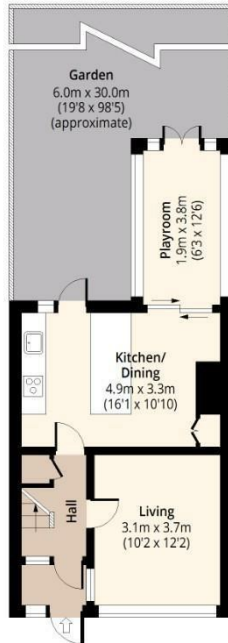


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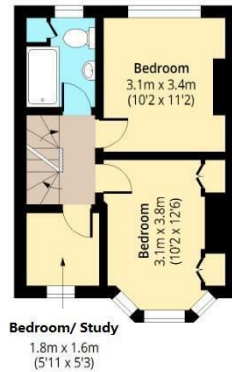
### Ground Floor

Approx. 42.92 Sq. meters (462 Sq. feet)



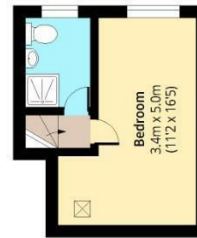
### First Floor

Approx. 33.44 Sq. meters (360 Sq. feet)



### Second Floor

Approx. 19.88 Sq. meters (214 Sq. feet)



Total area: approx. 96.24 Sq. meters (1036 Sq. feet)  
For illustration purposes only - not to scale  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of and offer or contract. We have not performed a structural survey on this property and the services, appliances an 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.

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