



BUTLER & STAG

The Broadway | Loughton
| IG10

GUIDE PRICE £300,000-£325,000, Excellent four bedroom split-level maisonette, well located on the Broadway, in close proximity to a wide variety of shopping amenities and Debden Station (Central Line).

• Split- Level Flat • Secure Entry Phone Access • Four Bedrooms • Private Terrace • Chain Free • Good Decorative Order

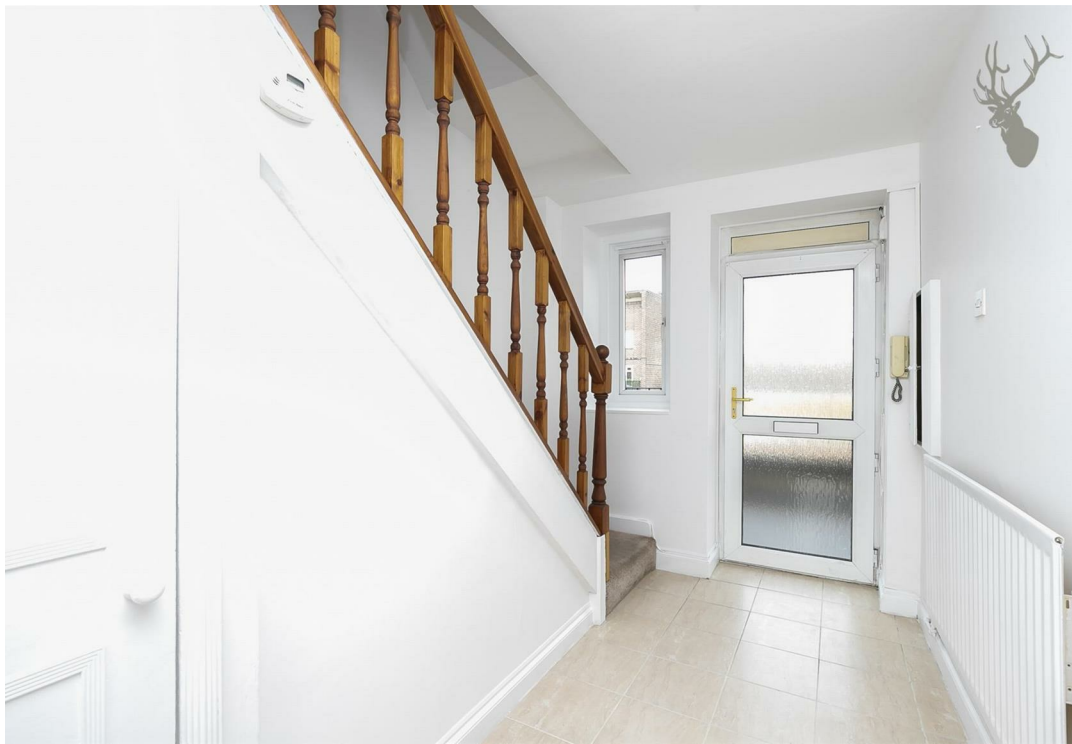
Asking Price £300,000 | Leasehold

Spaciously arranged over the of first and second floors spanning 1077 sq ft/ 100 sqm of a brick built local authority development accessed via secure entrance. There is a well-proportioned living room, kitchen/ breakfast room, four bedrooms and a family bathroom. Of particular note is the South/East facing terrace measuring 18' x 17'5 which is ideal for outdoor entertaining or warm summer evenings.

The property is ideally situated for local schools, with St John Fisher, Davenant Foundation and Debden Park High School all a walk away. Debden Broadway and Central Line Station are equally close by. Loughton is a particularly sought after area due to its schools, transport links and shops, with Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by.

Offered chain free.

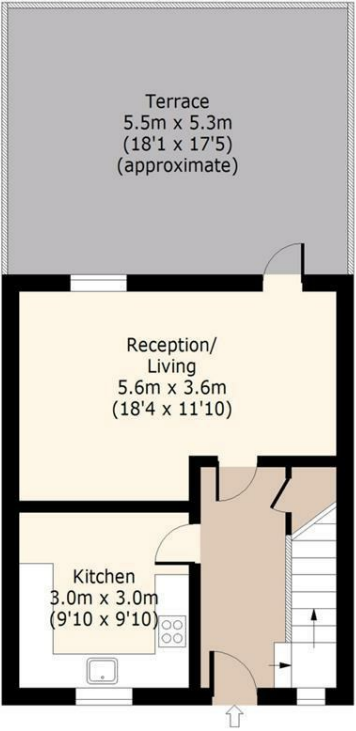




The Broadway

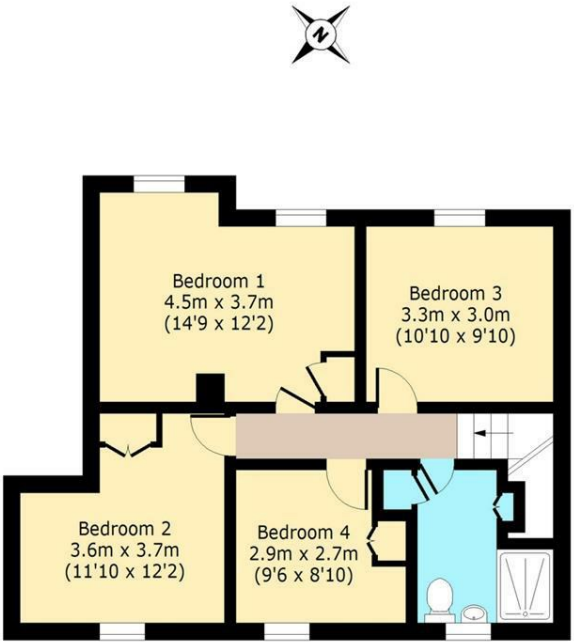
First Floor

Approx. 40 Sq. meters (431 Sq. feet)



Second Floor

Approx. 60 Sq. meters (646 Sq. feet)



Total area(Including Terrace): approx. 128 Sq. meters (1378 Sq. feet)
Total area(Excluding Terrace): approx. 100 Sq. meters (1077 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

BUTLER & STAG

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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.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	