



Roydon Close, Loughton, IG10

BUTLER  STAG





**Available immediately!  
Generously proportion  
three bedroom semi  
detached house situated  
within easy access of  
Roding Valley playing  
fields Buckhurst  
Hill/Loughton Station.**



- Three Bedroom Semi-Detached House
- Kitchen/Diner
- Off-Street Parking For 2 Vehicles
- Separate Living Room
- First Floor Bathroom
- Available Now

Internally the property offers a large lounge, kitchen twined with a spacious dining room. To the first floor are three large double bedrooms and a family bathroom.

Externally, there is a generous sized rear garden extending to circa 80ft x 50ft and off street parking for two vehicles.

Roydon Close is ideally situated for local schools, with Roding Valley High School, Davenant Foundation and Debden Park High School all a short distance 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.





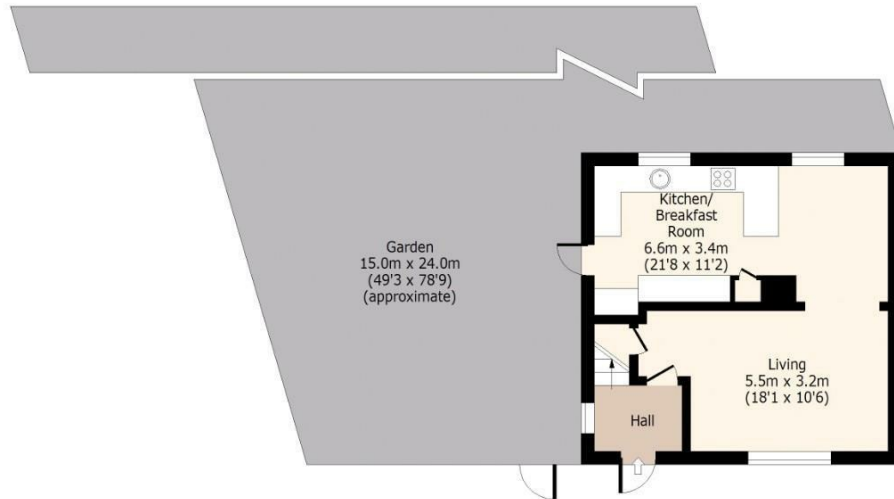




## Roydon Close

### Ground Floor

Approx. 44 Sq. meters (474 Sq. feet)



Total area: approx. 89 Sq. meters (958 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

### First Floor

Approx. 45 Sq. meters (484 Sq. feet)



# BUTLER & STAG

☎ 01992 667666

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

✉ [theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)

[www.butlerandstag.uk](http://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.