



**Barncroft Green, Loughton, IG10**

**BUTLER & STAG**



**Guide Price £425,000-  
£450,000.**

**Open Day Saturday 12th  
February.**

**A beautifully presented two  
bedroom end of terraced  
house, close to good schools,  
nature reserve and Loughton  
Central Line Station.**



## Freehold

- Two Bedroom End Of Terraced House
- Spacious Lounge/Diner
- First Floor Bathroom
- Guest Cloakroom
- Side Access
- Walking Distance From Debden Central Line Station & Roding Valley Nature Reserve

The principle living accommodation comprises of a spacious lounge/dining area extending to almost 20 ft offering dual aspect running through the room. Beyond the main living space is a delightful fully fitted kitchen with various appliances plus access to the lean to. There's also a ground floor w/c which then completes this level.

The first floor offers two double bedrooms & a family bathroom.

Externally, the rear garden hold an initial block paved finish from all rear leading doors, with the remainder of garden laid to lawn to the boundary fence.

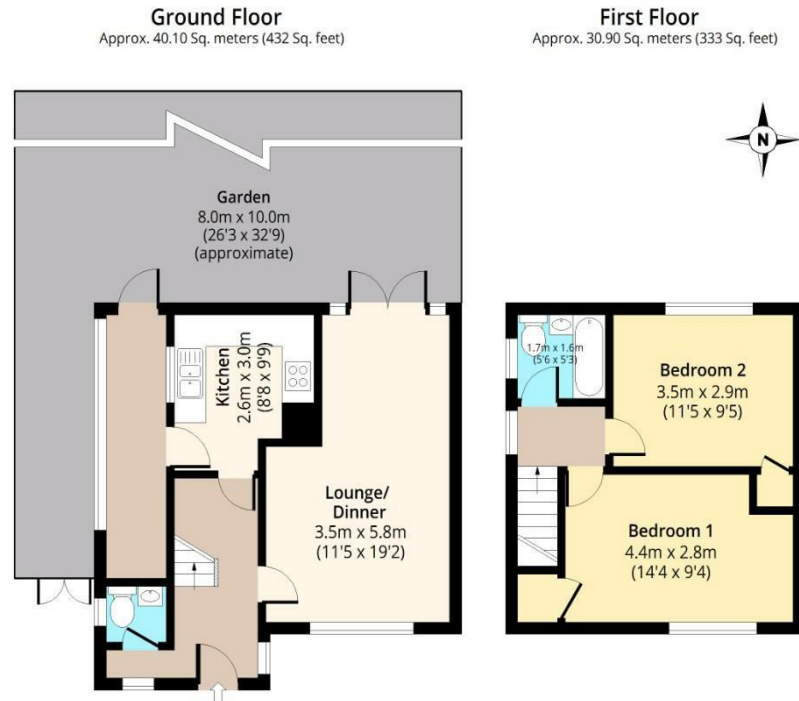
Locally, the Crate box-park is a great community draw, South Loughton Cricket Club and the Roding Valley nature reserve is a short stroll away.

Barncroft Green is located within 0.9 miles of Loughton Central Line, and there are many highly regarded educational establishments nearby including Epping Forest college and the E15 acting school and motorway access to both the M11 and M25 provide is nearby.





## Barncroft Green, IG10



Total area: approx. 71.00 Sq. meters (765 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

# BUTLER & STAG

☎ 01992 667666

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

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

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.

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