



Bryony Close, Loughton, IG10

BUTLER & STAG



**This beautifully presented three bedroom semi detached property is situated on a quiet residential road within easy access to Debden Station (Central Line).**



## Freehold

- Semi Detached Family Home
- Three Bedrooms
- Well Presented Throughout
- Close To Local Amenities
- West Facing Garden

Internally this stunning property offers a large lounge, a modern kitchen/diner To the first floor you have three bedrooms and a modern bathroom with an additional larger bedroom and excess storage on the second floor.

Externally there is a generous sized rear garden.

Loughton is a particularly sought after area due to the locality of schools, transport links and shops, with Epping Forest on the doorstep. Poundfield Road is ideally situated in Loughton for local schools, with Alderton Primary School, Roding Valley High School and Debden Park High School all within easy walking distance. Debden Broadway and Central Line Station are equally close by giving easy access into the City, Canary Wharf and West End. The M25 and M11 are also within close proximity for routes into London.

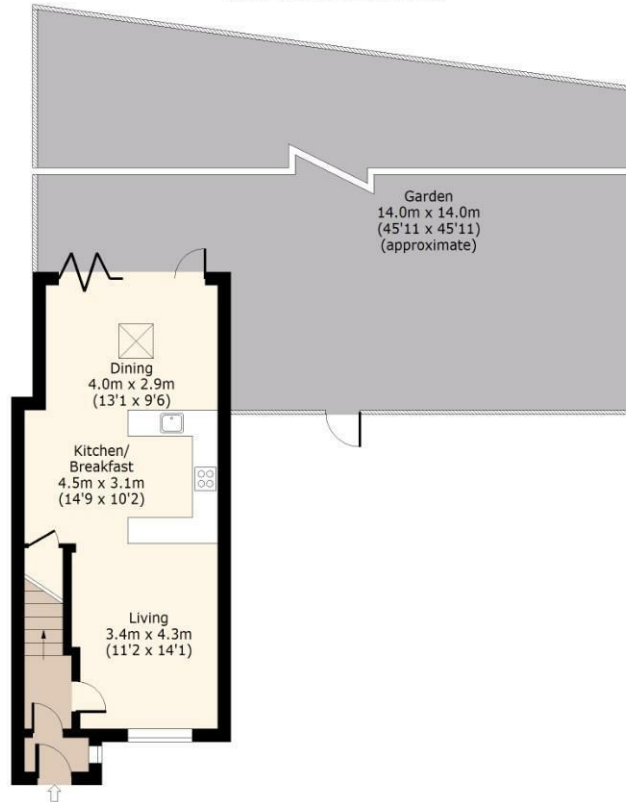




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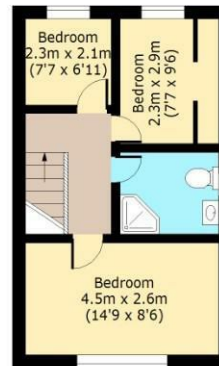
### Ground Floor

Approx. 46.36 Sq. meters (499 Sq. feet)



### First Floor

Approx. 35.12 Sq. meters (378 Sq. feet)



Total area: approx. 81.48 Sq. meters (877 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 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.