



Rochford Green, Loughton, IG10

BUTLER & STAG



**Guide Price £400,000 - £425,000**

**This charming and thoughtfully laid-out home begins with a welcoming porch that opens into a spacious entrance hall, leading through to a bright and inviting living room at the front of the property. Flooded with natural light, this space offers the ideal setting for both relaxing and entertaining, with a warm, homely atmosphere.**



## Freehold

- End Of Terraced Family Home
- Kitchen/Dining Area
- Close to Debden Underground Station (central line)
- Potential To Extend (stpp)
- Two Bedrooms
- Spacious Lounge
- Close To Local Aminites



To the rear, a modern kitchen forms the functional heart of the home, well-equipped for day-to-day living. It is complemented by an adjoining utility room, providing valuable additional storage and convenient direct access to the garden – perfect for busy households. The property also benefits from access on both sides via a shared alley and private side entrance.

Upstairs, you'll find two generously sized bedrooms, each offering comfortable accommodation and enhanced by built-in storage. A stylish family bathroom and a separate WC complete the first floor, catering to the needs of modern living.

With its smart layout, well-balanced proportions, and practical features throughout, this property offers an excellent opportunity for first-time buyers, small families, or downsizers seeking a home with both charm and potential.



## Rochford Green

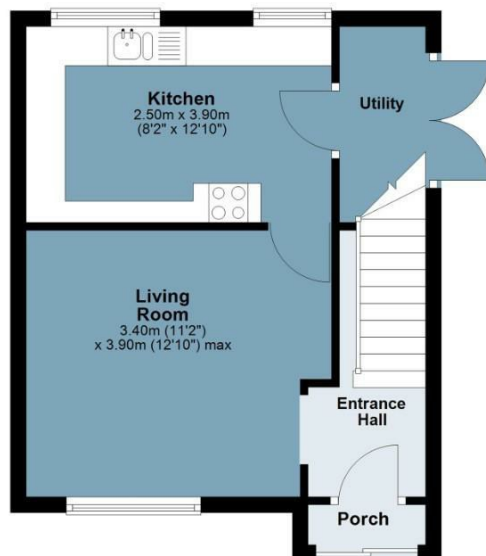
Approx. Gross Internal Area 62.1 Sq M ( 668 Sq Ft )

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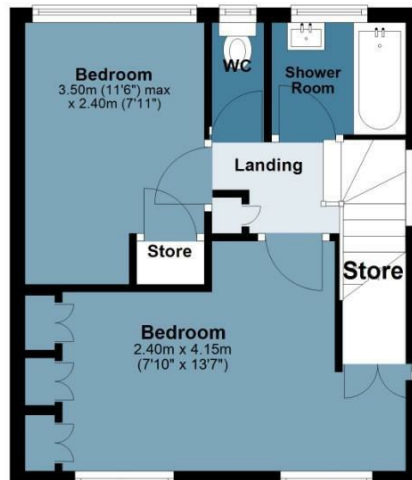
### Ground Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.

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