



Reception Room  
15'5" x 11'9"

Kitchen  
11'11" x 9'0"

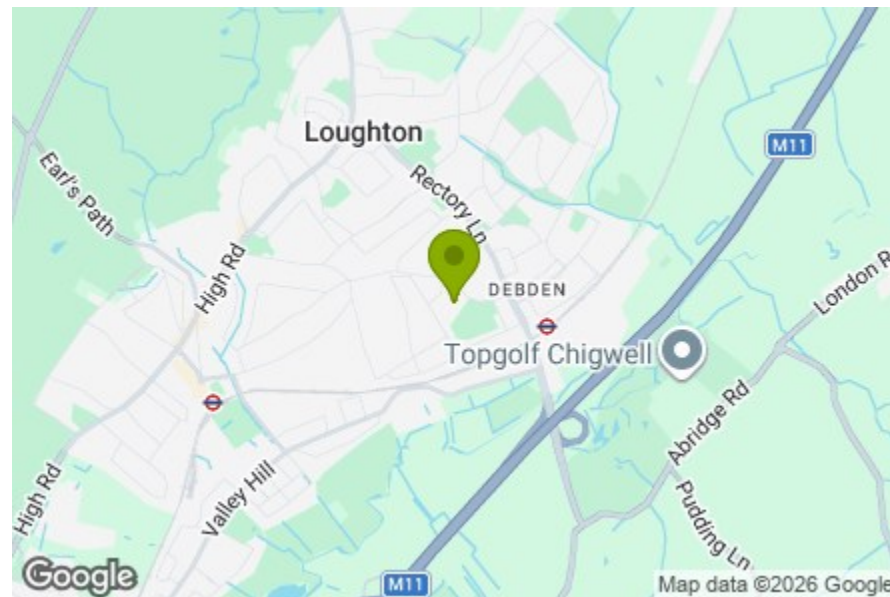
Bathroom  
8'6" x 4'7"

Bedroom  
11'9" x 8'11"

Bedroom  
11'9" x 7'3"

Conservatory  
9'10" x 7'10"

Garden  
36'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(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

## BRYONY CLOSE, LOUGHTON

Offers In Excess Of £415,000 Freehold  
2 Bed House - Terraced



### Features:

- Two Bedroom Mid Terrace House
- Off Street Parking
- Chain Free
- Moments from Debden Underground Station
- 38 Foot Rear Garden
- Quiet Residential Location
- Potential To Extend (STPP)
- Short Walk to Epping Forest

A thoroughly modern, pleasantly spacious two bedroom contemporary terrace. Here you have a bright, generous suite of rooms, all clean lines and flawless finishes. With a large, lush rear garden and conservatory, this is a year round joy.

You're sat on a peaceful no through road here, just moments from the open green spaces of City College Grounds and a short stroll from Debden Central line station.

REQUEST A VIEWING  
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**IF YOU LIVED HERE...**

You'll step through your practical porch, plenty of incidental space for bags and coats and into your bright and generous 175 square foot lounge. In here you have pristine blonde engineered hardwood running underfoot, a cream paint-job and open plan staircase ascending the rear wall.

To the rear's your kitchen; slate effect vinyl underfoot and sandy splashbacks, all awash with natural light thanks to the double French doors leading onto your conservatory, an impressive space opening up to your still-more-striking garden. Out here you have a lush lawn flanked by greenery and ending in a wonderfully secluded raised patio, perfect for dining al fresco.

Back inside and upstairs your family bathroom's a covetably boutique affair, artfully lit with large format tiling from floor to ceiling and a sumptuous walk in rainfall shower. To the front is your first double bedroom, 100 square feet with more of that signature blonde hardwood flooring. Bedroom two to the rear is

another double, with pale grey hardwood and a leafy green garden view.

**WHAT ELSE?**

- Outside it's just a half mile on foot to Debden tube station. Sat on the Central line, it's twenty eight minutes direct to Liverpool Street, putting the City well within reach despite your suburban environs.
- The property is offered chain free, so we can get you in with the absolute minimum of hassle.
- Local social hub The Broadway is your go to spot for day to day amenities from supermarkets to cafes.



One of the many towns welcomed to London over the years, Loughton is well served by the Central line, with Loughton station itself getting you to Liverpool Street in around half an hour. Despite the speedy City access, Loughton remains immersed in nature, with the ancient woodland of Epping Forest to the west, and the wide open greenery of Roding river valley to the east. In between, the High Road is the bustling heart of things, home to a wide range of wining and dining spots. In particular try the much loved Tom, Dick & Harry's, Mila for high end Turkish cuisine and 8 Rocks, a delightful cafe and bistro combo. Homehunters have a rare blend of generous square footage, easy access to nature and strong local schools to go with the eclectic local colour and speedy transport links. Families and professionals can choose from elegant Edwardian villas, mid-century terraces and modern gated developments, sat on leafy streets punctuated with conservation areas and plentiful greenery.

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