



HONEYCROFT, LOUGHTON Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- Semi Detached House
- Three Bedrooms
- Large Living Space
- Potential for Development STP
- 10min Walk to Debden Tube Station
- Natural Light
- Driveway + Garage
- Large Garden with Garden Room
- Chain Free

A sleek, modern and strikingly appointed three bedroom family home, brimming with contemporary character across all three floors. With a family room, an impressive eighty foot long rear garden and a wealth of sociable space. On top of everything else, you have a handy loft room.

Sat in Loughton's leafy sweetspot, you're just moments from Debden central line station, yet with acres of natural green space within easy reach all around.

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IF YOU LIVED HERE...

You'll be stretching out in over 1300 square feet of living space, with your artfully arranged ground floor consisting of a series of interconnected rooms. Your front reception, awash with natural light and with soft carpet giving way to blonde engineered hardwood underfoot, makes a fine introduction and can be thrown open to reception two via a pair of glazed internal doors.

This compelling through space is linked in turn to your kitchen and family room, making for perfect party flow when hosting. The hardwood flooring continues into the dining room while the kitchen's decked out in pastel green cabinetry and your delectable 125 square foot family room is finished in a similarly tranquil hue. Your garden's a gorgeous green solace, naturally, where a large patio leads up to a substantial length of raised lawn.

It all ends in a sizeable garden room, 150 square feet, perfectly picturesque in blonde timber and ideal for all manner of uses. Upstairs you have three sizeable sleepers, ranging from seventy to 125 square feet, and each finished in its own characterful style. Your gleaming family bathroom and handy spare WC complete the

storey, while up the second set of stairs your loft room's an impressive 180 square feet and features a sleek en suite shower room.

WHAT ELSE?

- As noted, Debden tube station's within easy reach, just a half mile on foot for the central line and direct twenty eight minute runs to Liverpool Street.
- You'll find a plethora of shopping options nearby with Loughton High Street, Debden Broadway and Epping Forest Retail Park all within easy reach.
- Parents will be pleased to know you have eight primary/secondary schools less than a mile away on foot, all rated 'Outstanding' or 'Good' by Ofsted.
- For your new local, check out the Black Deer, a friendly family run affair less than five minutes around the corner.



A WORD FROM THE OWNER...

"Honeycroft has been our home for the past 10 years. I remember moving into the home pregnant thinking how my husband and I would fill such a big house! We were so excited to own our first home and start our family there. 3 children later we can confidently say that this is a truly loved and cherished home. The family room was an ideal playroom leading onto the garden with the big kitchen windows allowing me to watch the children in the garden whilst prepping food on the beautiful long kitchen worktop. The private garden, completed with magnificent oak trees offers so much not just for children but for budding gardeners who like me enjoy growing their own fruit & veg and the garden cabin is honestly the most peaceful place to be. We soon realised that Honeycroft had so much more to offer than just to our family. It is perfectly positioned on the central line with quick easy access to the M25 and M11 whilst at the same time being surrounded by the fabulous Epping Forest, delightful for Sunday walks. It benefits from being close to both Loughton and Debden town centres, both very family friendly, as well as the newer shopping centre in Langston Road handy for late night shopping. For 5 years we were thrilled to run a very successful Airbnb business in which we welcomed guests from far and wide to share our home with us. The hundreds of 5* reviews are a true testament to the uniqueness of Honeycroft: its's warm feel, spacious living and superb location have delighted all who have stayed here."

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**Porch**

5'10" x 2'11"

Reception Room

21'1" x 12'7"

Garage

12'7" x 5'11"

Kitchen / Dining Room

28'0" x 7'2"

Family Room

13'11" x 8'8"

Garden

82'0" x 28'0"

Garden Room

12'6" x 12'5"

**Bedroom**

9'6" x 8'2"

Bedroom

12'7" x 11'2"

Bedroom

8'8" x 8'2"

Bathroom**WC****Loft Room**

14'0" x 13'4"

Shower Room

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