

 Geoffrey Matthew

Fairmeads, Pyrles Lane, Loughton, IG10 2NE

Geoffrey Matthew are delighted to offer this spacious Semi-detached home with garage, off-road parking for two vehicles and front/rear gardens. The property inside offers kitchen/diner, large lounge and DSWC. Upstairs there are two double bedrooms and third bedroom, Wet room style family bathroom. The garage has power and light supplied.

This property is well positioned for local convenience stores and amenities. There is good access to M11 & M25 motorway networks as well as being well placed for accessing several of the Central Line stations into Central London.

Price Guide £525,000

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- Three Bedroom Home
- Lounge
- Front & Rear Gardens
- Semi-Detached
- DSWC & Shower Wet room
- Kitchen/Diner
- Single Garage with power and light

Hallway

DSWC

5'11 x 2'10 (1.80m x 0.86m)

With low level WC and wash hand basin.

Kitchen/Diner

9'4 x 14'7 (2.84m x 4.45m)

Sliding patio door to rear garden.

First Floor Landing

8'11 x 3'6 (2.72m x 1.07m)

Bedroom One

11' x 8'1 (3.35m x 2.46m)

Bedroom Two

9'5 x 8'1 (2.87m x 2.46m)

Bedroom Three

8'1 x 6'4 (2.46m x 1.93m)

Bathroom

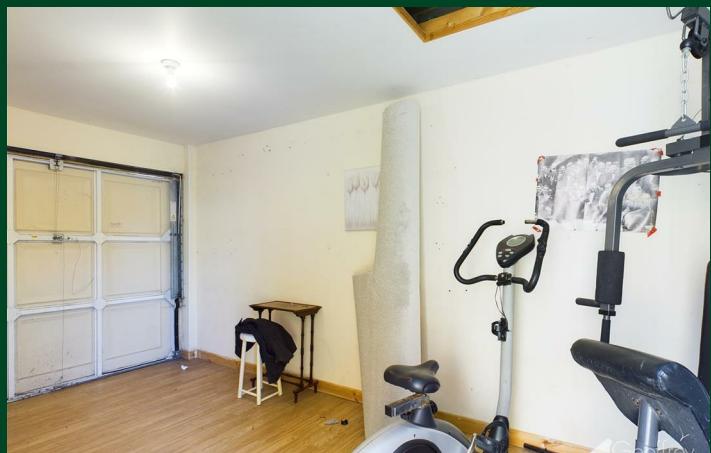
5'6 x 6'3 (1.68m x 1.91m)

Garage

15'11 x 7'10 (4.85m x 2.39m)



Directions



Floor Plan



Council Tax Details

Epping Forest D C Band E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	