



School House Gardens, Loughton, IG10 3PD

Offers In Excess Of £525,000



****STUNNING, SEMI-DETACHED FAMILY HOME IN LOUGHTON, IDEALLY LOCATED WITHIN WALKING DISTANCE TO DEBDEN CENTRAL LINE STATION – FUTURE POTENTIAL FOR DORMER LOFT EXTENSION****

OC Homes is delighted to offer this beautiful family home, within a highly desirable cul-de-sac, situated in Loughton. The property has been modernised to a high standard, which boasts a spacious living room, and an extended contemporary fitted kitchen/diner that leads onto a well-presented south-west facing garden that can also be accessed via a side entrance. The first floor offers three bedrooms, a three-piece bathroom suite, and access to a sizable loft offering ample storage space. There is further potential in the property for a dormer loft conversion, that can add significant value and size to the property (subject to local authority consent).

Other benefits include a driveway for 2 vehicles, gas central heating, and is located in one of the most sought-after locations in Loughton, therefore being in proximity to Debden Central Line Stations and also within a short walk to the busy High Street that offer an array of shops, bars, and restaurants.

The property is close to several outstanding rated nurseries, alongside falling within the primary school catchment of Alderton Infant School and Junior School, and the secondary school catchment of Debden Park High School. Transport links are provided via the M11 for southbound traffic in Loughton, the A406 North Circular is connectable at Woodford and the M25 is available at Waltham Abbey. For outdoor enthusiasts, Epping Forest and Roding Valley Nature Reserve are nearby, along with Woolston Manor Golf Club and Top Golf for more recreational activities.

- STUNNING SEMI-DETACHED FAMILY HOME
- EXTENDED CONTEMPORARY KITCHEN/DINER
- DRIVEWAY FOR 2 VEHICLES
- LOCATED IN A DESIRABLE CUL-DE-SAC IN LOUGHTON
- WALKING DISTANCE FROM DEBDEN CENTRAL LINE STATION
- FIRST FLOOR BATHROOM
- POTENTIAL FOR DORMER LOFT CONVERSION
- SCHOOL CATCHMENT FOR THE ALDERTON INFANT AND JUNIOR SCHOOL

Viewing

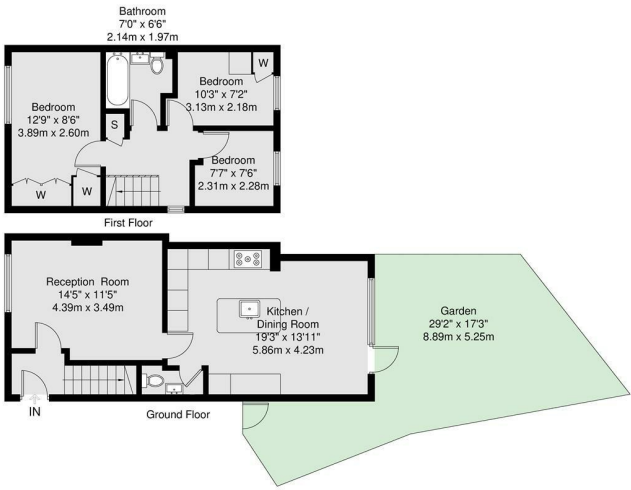
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





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GROSS INTERNAL AREA
78.7 sq m / 847 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
78.7 sq m / 847 sq ft

TOTAL STORAGE SPACE
Storage in the property (not GIA)
3 sq m / 32 sq ft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Paved Area, etc.
68.5 sq m / 737 sq ft

RESTRICTED HEAD HEIGHT
Rooms are less than 1.9m
0.0sq m / 0.0 sq ft

Maison
VUE

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.



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

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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