



HILLTOP, LOUGHTON

Petty Son & Prestwich are delighted to offer for sale this attractive three bedroom semi-detached family home located in a sought after turning to the north of Loughton High Road, with its good range of shops, supermarkets and restaurants. It is within the Staples Road school catchment area. The house is entered via a recess entrance porch. The original front door features coloured leaded light insets and transom, and leads into the hallway. There are two reception rooms, both with ceiling coving and fireplaces. The front room features a bay window and the dining room has patio doors leading on to the garden. The kitchen, which has base and wall cabinets, completes the ground floor accommodation. On the first floor, there are three bedrooms, all with fitted wardrobes. Bedroom one has a bay window, while bedroom two enjoys superb far-reaching views. There is also a family bathroom. The landing boasts another beautiful stained glass window and affords access to a large loft. The three-tiered rear garden is approximately 75ft long, commencing with a patio which leads to mature shrub borders and two lawns. There is a brick-built garage with double glazed windows. At the front, a block paved area provides off-road parking. The house is convenient for local bus routes, while the M25 and M11 are just a short drive away. The house requires modernisation and is offered with no onward chain. EPC: D55/E47.

£575,000 FREEHOLD

- Three bedroom semi detached • Sitting room with fireplace • Dining room with original brick fireplace • First floor bathroom • 75' approx. rear garden • Mostly double glazed • Superb far reaching views from the rear • Original coloured leaded light door and landing window • garage • No ongoing chain •

Room sizes

Sitting Room: 14'6 x 11'11

Dining Room: 13'10 x 10'9

Kitchen: 10'11 x 7'1

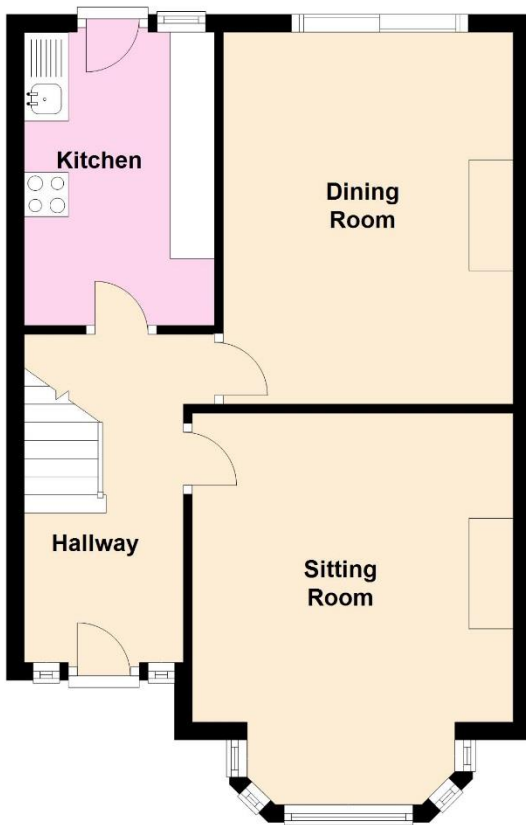
Bedroom One: 14'11 x 11'4

Bedroom Two: 13'5 x 10'6

Bedroom Three: 7'4 x 6'8

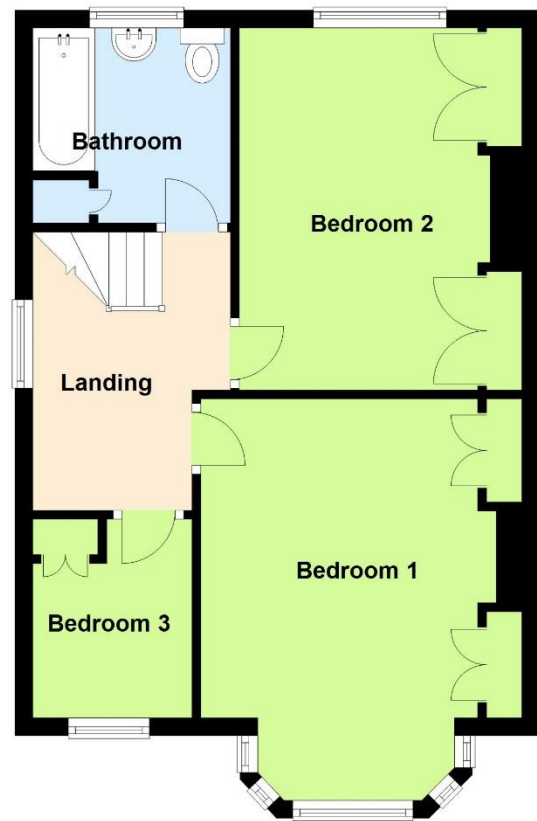
Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 89.4 sq. metres (962.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approx. and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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