



Colson Road, Loughton, IG10 3RF

Guide Price £500,000 - £550,000

- ****CHAIN FREE****
- **GUIDE PRICE £500,000-£550,000**
- **Separate Bathroom & WC**
- **Close to road Link M11 & M25**
- **Three Bedroom End of Terrace House**
- **Off Street Parking**
- **Expansion Potential STPC**
- **Close to Loughton and Buckhurst Hill Shops and Restaurants**

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Nestled in the charming Colson Road, Loughton, this end terrace house features a reception room, fitted kitchen/breakfast room to the rear, upstairs you'll find two double bedrooms and a further single, a well-maintained bathroom, with separate WC offering ample space for comfortable living.

One of the standout features of this property is the potential it holds. With expansion possibilities subject to planning consent, you have the opportunity to tailor this house to your liking and create the home of your dreams.

Convenience is key with parking available for 2 vehicles on the driveway. The good-sized rear garden is perfect for relaxing outdoors or entertaining guests on sunny days.

Situated within a short walk to the Central Line Station (Debden) and motorway links, this property offers easy access to transportation, making commuting a breeze. Whether you're heading into the city for work or exploring the countryside on the weekends, this location provides the best of both worlds.

If you're looking for a property with potential, space, and convenience, this end terrace house on Colson Road is a must-see. Don't miss out on the opportunity to make this house your home.



Council Tax Band: C



Reception Room

3.78m x 3.72m (12'4" x 12'2")

Kitchen

4.64m x 2.52m (15'2" x 8'3")

Bedroom

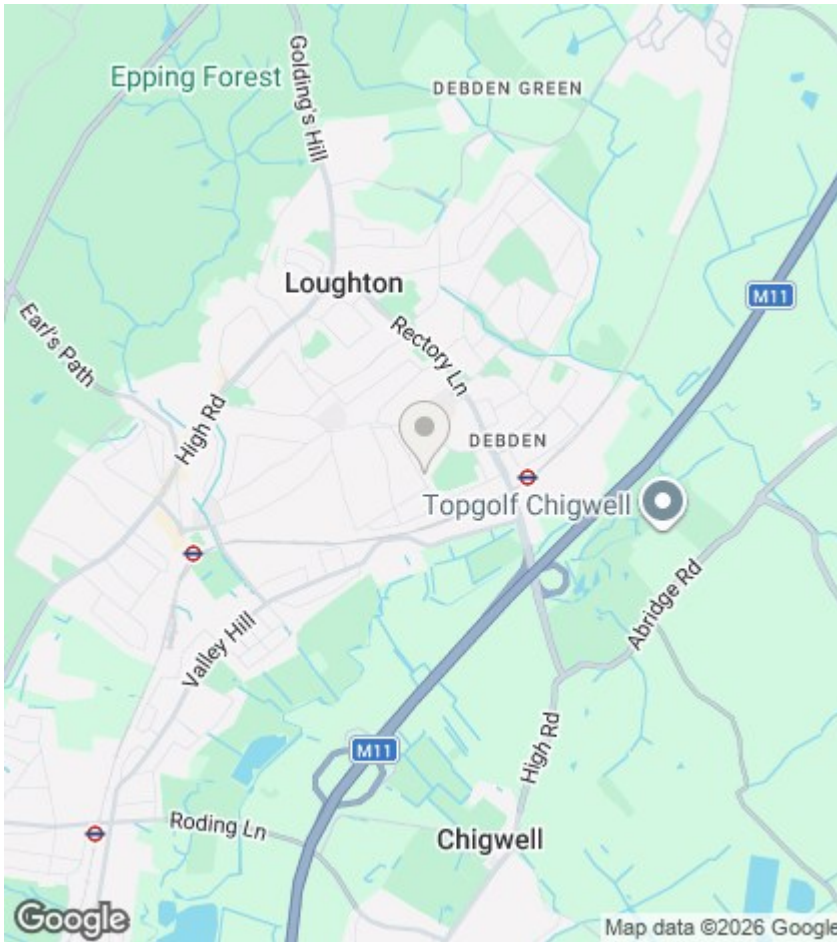
3.48m x 2.90m (11'5" x 9'6")

Bedroom Two

3.48m x 2.95m (11'5" x 9'8")

Bedroom Three

2.36m x 2.24m (7'9" x 7'4")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	

EPC Rating

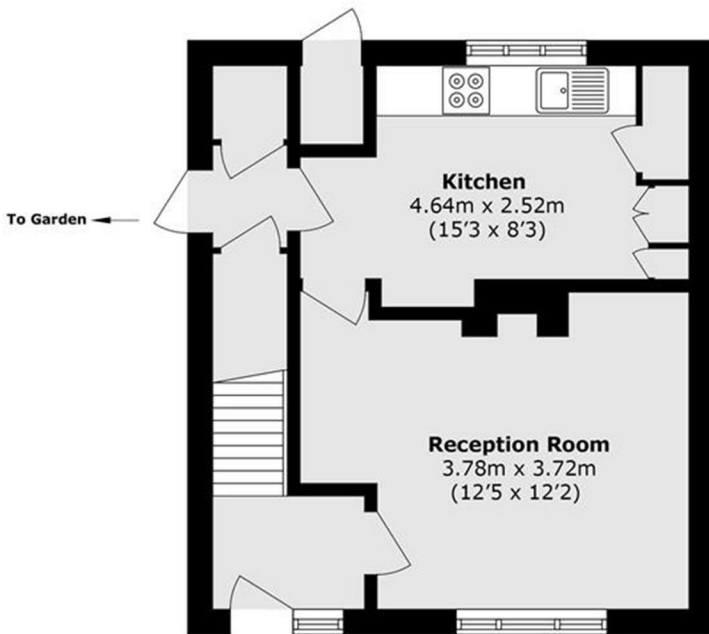
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Council Tax Band

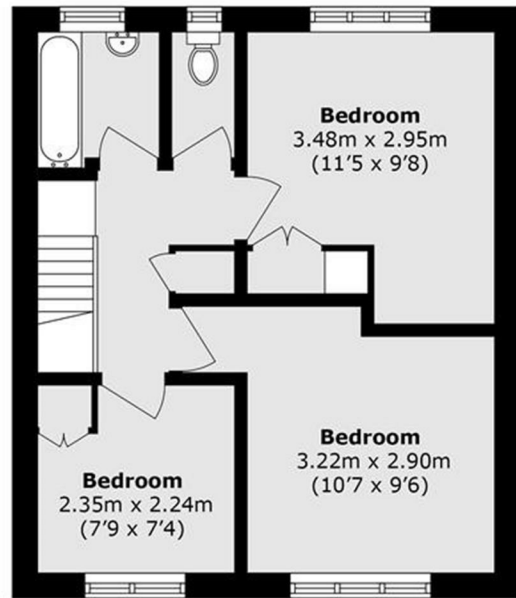
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Viewings

Viewings by appointment only.
Call 0203 937 7733 to make an appointment.



Ground Floor



First Floor

Total area (approx): 71.4 sq. m (768.5 sq. ft)