



## Regents Place, Loughton, IG10 4PP

£800,000

- Guide Price £800,000 - £850,000
- Four Bedroom End Of Terraced House
- On Site Concierge
- Main Bedroom with En Suite
- Situated within Great Woodcote Park
- Bespoke Fitted Kitchen
- Garage
- Set down a quiet Cul De Sac with Off Street Parking



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Nestled in the desirable area of Regents Place, Great Woodcote Park, Loughton, this charming end-terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 1,322 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a large entrance hall leading to a galley style kitchen with ample storage, large five ring cooker, American style fridge/freezer and integrated, dishwasher and drinks cooler. The spacious reception room, which serves as a versatile area for relaxation or entertaining guests leads into a bright and airy conservatory overlooking the garden. The four generously sized bedrooms provide ample accommodation, ensuring that everyone has their own private sanctuary, with the main room providing a stylish en suite shower room. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The family bathroom is neutral with low level tiling. Additionally the property offers a garage and off street parking for two cars.

Built within a private gated community this property combines contemporary design with practical features, making it a wonderful choice for those looking to settle in a vibrant community. The end-terrace position offers added privacy and a sense of space, while the surrounding area is known for its friendly neighbourhood and convenient amenities.

Regents Place is well-connected, providing easy access to local shops, schools, and transport links, making it an ideal location for families and commuters alike. This delightful house presents an excellent opportunity for anyone looking to establish their home in a sought-after part of Loughton. Don't miss the chance to make this lovely property your own.



Council Tax Band: F



Living Room

5.22 x 3.49 (17'1" x 11'5")

Kitchen

4.14 x 2.03 (13'6" x 6'7")

Conservatory Dining Area

3.31 x 3.07 (10'10" x 10'0")

Hallway

Garage

5.50 x 2.57 (18'0" x 8'5")

Bedroom One

3.98 x 3.25 (13'0" x 10'7")

Shower Room

1.72 x 1.68 (5'7" x 5'6")

Bedroom Two

3.98 x 2.25 (13'0" x 7'4")

Bedroom Three

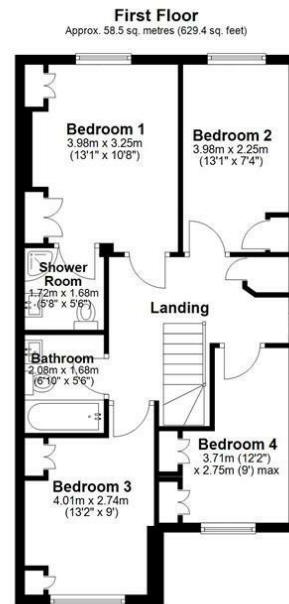
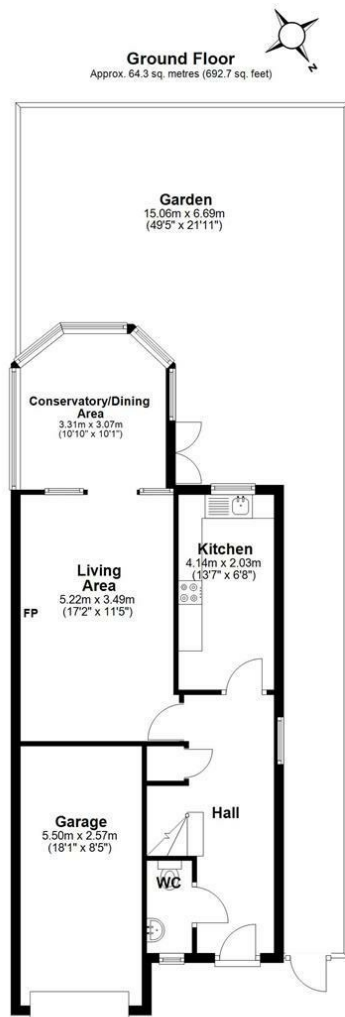
4.01 x 2.74 (13'1" x 8'11")

Bedroom Four

3.71 x 2.75 (12'2" x 9'0")

Main Bathroom

2.08 x 1.68 (6'9" x 5'6")



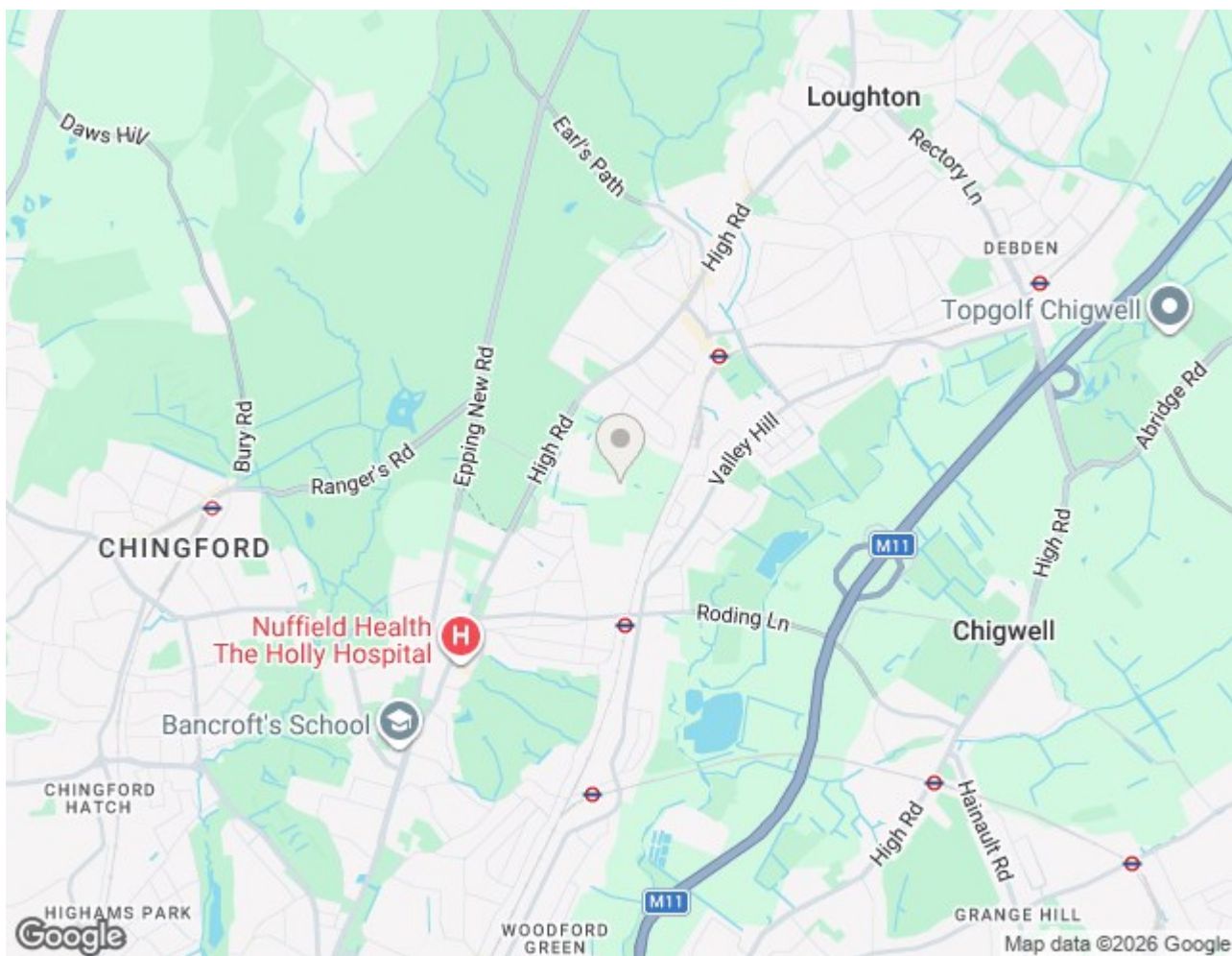
Total area: approx. 122.8 sq. metres (1322.0 sq. feet)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

F

## Viewings

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