

Colson Path, Loughton, IG10 3QZ

Guide Price £500,000 - £550,000

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- Walk-In Wardrobe
- Air-conditioning in Master Bedroom
- Two Bathrooms
- Close To Local Schools And Amenities
- Three Double Bedrooms
- Private Driveway
- Modern Throughout
- Turnkey Property

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Situated in the charming area of Colson Path, Loughton, this delightful house offers a perfect blend of comfort and modern living. Spanning an impressive 1,012 square feet, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the well-appointed kitchen/breakfast room, which provides a wonderful space for culinary creativity and casual dining. The large master bedroom features an ensuite bathroom, ensuring privacy and convenience, and storage in the eaves.

In addition to the master suite, the two further double bedrooms are generously sized, one offering the luxury of a walk-in wardrobe. The property also includes, Airconditioning in the master suite, a second bathroom, catering to the needs of family life or guests and a utility room making clothes washing less of a chore.

Outside, the driveway provides off-street parking, a valuable asset in this sought-after location. The surrounding area is known for its community spirit and proximity to local amenities, making it a desirable place to call home.

This property is a fantastic opportunity for those looking to settle in a vibrant neighbourhood while enjoying the comforts of a well-designed family home. Don't miss the chance to make this lovely house your own.



Council Tax Band: C



Lounge
4.06m x 3.76m (13'4" x 12'4")

Kitchen/Dining Area
5.00m x 2.57m (16'5" x 8'5")

Bedroom One
4.50m x 4.27m (14'9" x 14')

Ensuite Shower Room
2.01m x 1.91m (6'7" x 6'3")

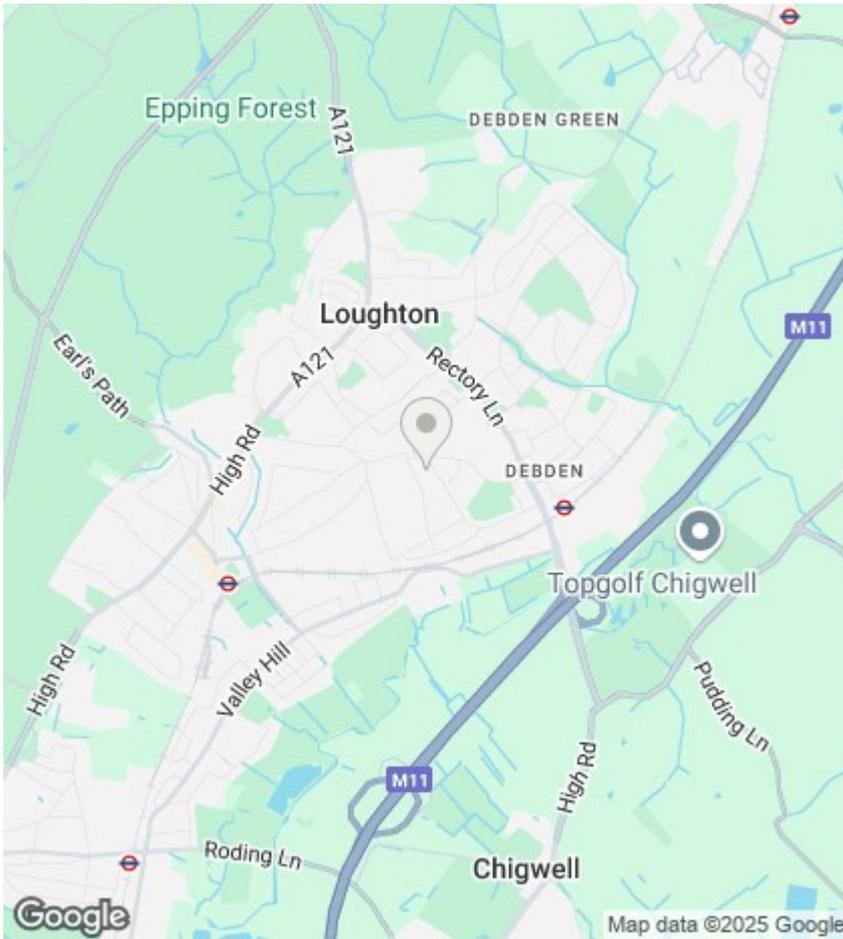
Bedroom Two
3.23m x 2.77m (10'7" x 9'1")

Bedroom Three
3.51m x 3.07m (11'6" x 10'1")

Utility Area
3.23 x 1.81 (10'7" x 5'11")

Main Bathroom
2.54m x 1.55m (8'4" x 5'1")

Garden
15.02 x 5.49 (49'3" x 18'0")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C		65	
(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

D

Council Tax Band

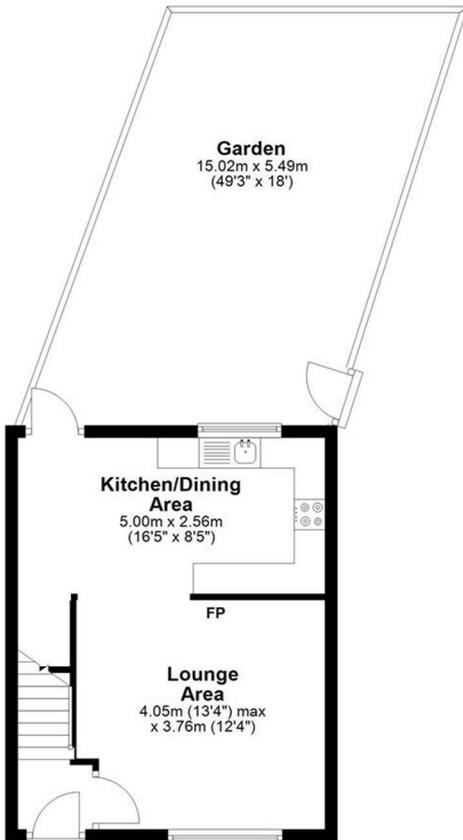
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Viewings

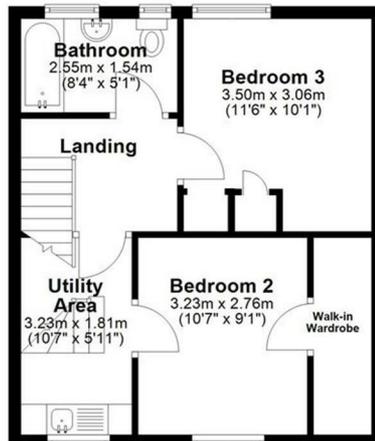
Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

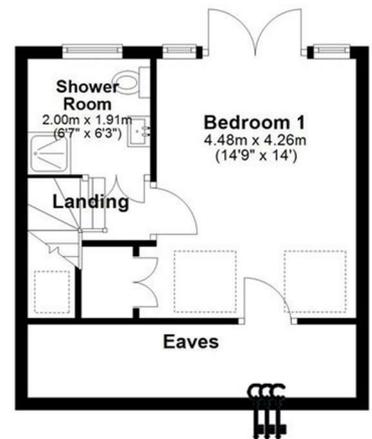
Ground Floor
Approx. 32.2 sq. metres (346.2 sq. feet)



First Floor
Approx. 39.0 sq. metres (419.8 sq. feet)



Second Floor
Main area: approx. 22.8 sq. metres (245.6 sq. feet)
Plus eaves: approx. 6.6 sq. metres (69.6 sq. feet)



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