

Total area: approx. 113.4 sq. metres (1220.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines  
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Grosvenor Drive



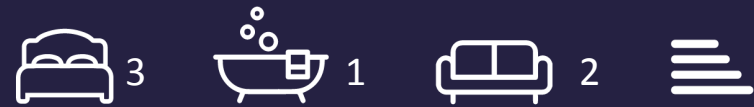
## Grosvenor Drive, Loughton

### Offers In Excess Of £700,000 Freehold

- Three bedroom
- Exceptionally large plot
- Close to excellent schools
- Semi detached house
- Huge extension potential (STPP)
- Chain free

# Grosvenor Drive, Loughton

Occupying what is arguably one of the largest and most impressive plots in the area, Petty Son & Prestwich are delighted to offer for sale this immaculately maintained three-bedroom semi-detached home.



Council Tax Band: D



Ideally located within the vicinity of Davenant Foundation, Hereward Primary and Debden Park High Schools, the property offers exceptional potential for extension to the side, rear, and loft (subject to the usual planning consents).

Positioned on a bend in the road, the home benefits from a generous frontage with a substantial driveway, providing off-street parking for multiple vehicles. Upon entering, a spacious and welcoming hallway sets the tone for the accommodation throughout. The ground floor features a bright and airy through lounge, enhanced by a large bay window to the front, patio doors opening onto the rear garden, and an attractive feature fireplace.

A separate dining room flows seamlessly into a well-proportioned, kitchen fitted with an array of work surfaces and cabinetry. A standout feature is the sizeable utility room, offering practical space to house white goods, while a convenient ground floor W.C. completes the layout.

Upstairs, the property offers three well-appointed bedrooms, with the principal bedroom benefiting from extensive fitted wardrobes. A contemporary, fully tiled shower room serves the first floor.

The true highlight of this home is the exceptional rear garden; expansive, beautifully arranged, and fanning out to take full advantage of the generous plot.

Backing onto the tranquil setting of Epping Forest, it provides a rare sense of privacy, natural beauty and space. Combining a prime location, a unique plot, significant potential, and the added benefit of being offered chain-free, this is a property not to be missed.

EPC Rating: TBC

Council Tax Band: D

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

**Reception Room**

21'4" x 12'10"

**Dining Room**

12'2" x 12'2"

**Kitchen**

10'6" x 10'10"

**Bedroom**

12'2" x 12'10"

**Bedroom**

8'10" x 13'7"

**Bedroom**

8'10" x 8'10"