PETTY SON & PRESTWICH
EST.1908

Rectory Lane, Loughton

Asking Price £810,000 Freehold

- Three bedroom detached
- Modern kitchen
- Guest Cloakroom
- Large garage and driveway
- Two reception rooms
- Conservatory
- 60’ garden

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**SOLD BY PETTY SON & PRESTWICH*Petty Son & Prestwich are privileged to present this charming three-bedroom detached family home with potential to extend (s.t.p.c), situated to The North of Loughton High Road, within the vicinity of sought after schooling, local shopping facilities and the beautiful Epping Forest.*

SOLD BY PETTY SON & PRESTWICH On approach, one is immediately impressed by the fine brick façade of the home, with the large bay windows, original front door and canopy porch all giving a nod to the property's past.

Once inside, the well-presented, spacious accommodation, commencing with a welcoming reception hallway with guest cloakroom, can be fully appreciated. To the front of the house you will find an elegant sitting room, enjoying lovely green views across Hillyfields, thanks to the large bay window, whilst the brick fireplace gives the room a cozy feel.

To the rear is the formal dining room, offering plenty of space for the family to gather whilst allowing access to the garden via the patio doors. The kitchen is fitted with Shaker style cabinets complemented by contrasting work surfaces and integrated appliances and leads into the conservatory, perfect for enjoying garden views on colder days.

Moving to the first floor you will find three bedrooms, two generous doubles and a single bedroom, the principle having the benefit of fitted wardrobes. The family bathroom is fitted with both bath and shower whilst the separate w.c. completes the accommodation.

A delightful garden of 60'approx enjoys a South Westerly aspect, commencing with a patio area offering plenty of room for a table and chairs, the remainder being laid to lawn with deep planting borders. The attached garage of 34' x 11'8 provides superb storage space and is served by the gated front driveway. There is potential to extend the property subject to the usual planning consents. As well as local bus routes, transport links include Loughton Central Line Station (1.6 miles) and easy road links to the M11, M25 and North Circular.

EPC Rating: F37
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
15'5" x 12'9"

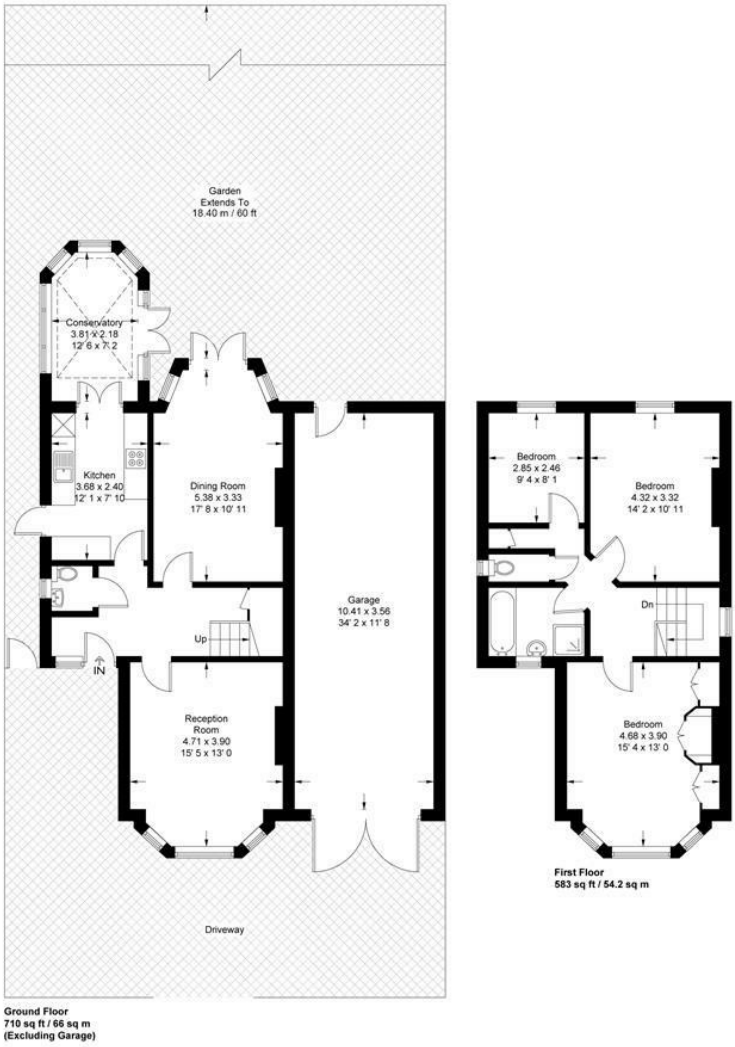
Dining Room
17'7" x 10'11"

Kitchen
12'0" x 7'10"

Conservatory
12'5" x 7'1"

Rectory Lane

Approximate Gross Internal Area = 1293 sq ft / 120.2 sq m
Garage = 392 sq ft / 36.4 sq m
Total = 1685 sq ft / 156.6 sq m



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