



## Wroths Path, Loughton

Asking Price £475,000 Freehold

- Mid-terrace home
- Envious peaceful location
- Potential to extend (STPC)
- South/Easterly garden
- Direct access to the allotments bordering the home
- Three bedrooms
- In need of refurbishment
- Two receptions and a separate kitchen
- Stunning, far reaching views to the rear
- Chain free

**\*SOLD BY PETTY SON & PRESTWICH\*** Positioned on the border of Epping Forest with views over allotments and offering bags of extension potential, Petty Son & Prestwich are pleased to offer this three bedroom, mid-terrace home with South/Easterly garden.

Located in Wroths Path, an exceptionally quiet location set just off of Baldwins Hill in Loughton, with swathes of Forest land to one side offering endless routes to walk or cycle and allotments to the other, this home's setting is the epitome of tranquil. Having had just one owner since its build, the house lends itself well for the new occupiers to create a home of their own style. There is easy access to the M25 with both Loughton and Debden Central Line Station, High Street's 1.4 miles away and Staples Road Primary School (1 mile).

The home is in need of refurbishment but offers some impressive space, with plenty of opportunity to further increase it by way of a loft extension and increase in the raised patio space to the rear (STPC). The ground floor comprises a entrance hall with large storage cupboard leading to a separate kitchen, dining room and reception room which can be accessed by separate doors or via small step of stairs from the dining room. The raised elevation of the home ensures that from the main reception, raised patio leading from the reception and both rear bedrooms there are spectacular, far-reaching views over rolling countryside and the well-tended allotments that border the home. The first floor provides two double bedrooms with a large single and a family bathroom.

Descending to the rear garden from the raised patio, the garden enjoys a favourable South/Easterly aspect and is laid simply to lawn with a storage area underneath the raised patio. There is direct access to a public right of way in the allotments which you can directly access from the gate in the rear garden and this in turn leads to a footpath connecting to Church Hill. This property has the further benefit of being offered to market chain free.

EPC Rating: C74  
Council Tax Band: C

Kitchen  
10'0 x 9'1

Dining Room  
9'0 x 8'3

Sitting Room  
14'9 x 12'0

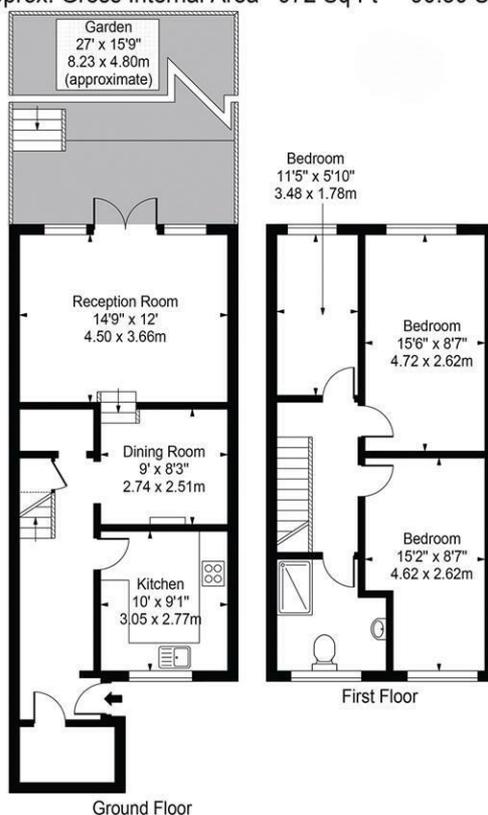
Bedroom One  
15'6 x 8'7

Bedroom Two  
15'2 x 8'7

Bedroom Three  
11'5 x 5'10

### Wroths Path

Approx. Gross Internal Area 972 Sq Ft - 90.30 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.