



Total area: approx. 85.1 sq. metres (915.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephoto | www.modephoto.co.uk
Plan produced using PlanUp. □



Colson Road, Loughton

£425,000 Freehold

- Two bedroom, linked-terraced home
- Contemporary kitchen
- Wet room
- 0.3 miles to the Broadway
- Chain free
- Two double bedrooms
- Large conservatory
- 0.3 miles to Debden Central Line Station
- Close to a range of fantastic schools
- Potential to extend (STPC)

Colson Road, Loughton

Petty Son & Prestwich are delighted to offer for sale this smartly presented two double bedroom linked-terraced house, just 0.3 miles from Debden Station and The Broadway.



Council Tax Band: C

Ideally positioned just 0.3 miles from Deden Station (Central Line), offering swift and convenient access into Central London, this property enjoys an excellent location. The Broadway is also within easy reach, providing a variety of shops, cafés, supermarkets, and even a soft play facility. Well-regarded local schools include Thomas Willingale School & Nursery and Alderton Junior School (both approximately 0.5 miles and rated 'Good' by Ofsted). For further education, New City College (Ofsted 'Outstanding') is just 0.3 miles away, alongside Roding Valley High School and the highly regarded East 15 Acting School nearby.

The property itself offers well-proportioned and versatile accommodation throughout. A handy entrance porch leads into a bright and spacious reception room, and from here, you are guided into a stylish kitchen/breakfast room. Fitted with classic white shaker-style units complemented by wooden work surfaces, the kitchen is arranged in an efficient 'C-shape' to maximise both storage and workspace, with ample room for an American-style fridge/freezer. To the rear, a generous conservatory provides an excellent additional reception space, perfectly suited as a dining area or playroom. There is exciting potential to reconfigure or extend (subject to planning permission), creating a larger open-plan kitchen/dining/living space tailored to your needs. The rear garden is arranged with a combination of lawn and patio, offering a pleasant outdoor retreat, while a smaller front garden and shared side access add further practicality.

Upstairs, the first floor comprises two well-sized double bedrooms. The principal bedroom is particularly impressive, spanning the full width of the property and benefiting from three double wardrobes and two windows, creating a bright and airy feel. The bathroom has been adapted into a wet room, though there is ample space to reinstate a traditional bath if preferred. Permit parking is available close by. The property further benefits from no onward chain.

Pursuant to the Estate Agents Act of 1979 we hereby declare that the seller of the property is related to a member of Staff at Petty Son & Prestwich.

EPC Rating: C75
Council Tax Band: C

Living Room
10'8" x 16'5"

Kitchen/Breakfast Room
9'9" x 16'5"

Conservatory
9'6" x 16'5"

Bedroom
11'5" x 18'8"

Bedroom
11'10" x 9'7"

