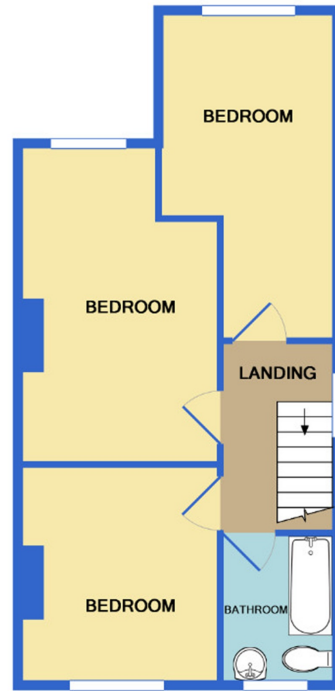



GROUND FLOOR




1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	60	63
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	54	56
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Englands Lane, Loughton

£500,000

- THREE DOUBLE BEDROOMS
- DETACHED HOUSE
- DOUBLE STOREY EXTENDED
- TWO RECEPTION ROOMS
- SEPARATE STUDY
- GROUND FLOOR WC
- DRIVEWAY FOR TWO CARS
- HEReward SCHOOL CATCHMENT
- WITHIN A MILE OF STATION
- NO ONWARD CHAIN



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



GROUND FLOOR

Front Entrance

Via hardwood door with fixed double glazed obscure window panel into:

Hallway

uPVC framed double glazed fixed obscure window to side, radiator to side, hardwood flooring, understairs storage cupboard housing gas and electricity meter, hardwood flooring, stairs to first floor. Door to:

Ground Floor WC

Inset spotlight to ceiling, Opaque double glazed window to side, chrome heated towel rail, low level flush WC, corner sink, hardwood flooring.

Study

5' 5" x 4' 10" (1.65m x 1.47m) Inset spotlights to ceiling, uPVC framed double glazed opaque fanlight window to side, radiator to side, hardwood flooring.

Front Room

12' 8" x 9' 10" (3.87m x 3.00m) uPVC framed double glazed tilt and turn bay window to front, radiator to front, hardwood flooring. Open-plan to:

Lounge

12' x 9' 10" (3.65m x 3.00m) Opens from reception room one with hardwood flooring. Open plan to:

Kitchen / Diner

15' x 10' (4.57m x 3.06m) Inset spotlights to ceiling, uPVC framed double glazed tilt and turn window to rear, range of matching wall and base units, oak work surface, inset sink bowl and oak drainer with chrome mixer tap, four ringed electric hob, brushed stainless steel extractor hood, built in granite cutting board, integrated brushed



stainless steel oven, integrated brushed stainless steel microwave, integrated dishwasher, space for washing machine, space for free standing fridge freezer, radiator to side, hardwood flooring, double glazed uPVC framed French doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integrated ladder leading to part boarded loft, opaque double glazed window to side, fitted carpet.

Bedroom One

15' 8" > 12' (4.78m > 3.65m) x 9' 8" (2.94m) uPVC framed double glazed fixed tilt and turn windows to rear, radiator to rear, fitted carpet.

Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m) uPVC framed double glazed fixed tilt and turn window to front, radiator to front, fitted carpet.

Bedroom Three

15' 8" > 10' (4.78m > 3.04m) x 7' 9" (2.37m) uPVC framed double glazed fixed tilt and turn window to rear, radiator to rear, fitted carpet.



Bathroom

7' 5" x 5' (2.26m x 1.52m) Inset spotlights and extractor fan unit to ceiling, uPVC framed double glazed opaque fixed window with opening fanlight to front, low level flush WC, panelled bath, integrated rainfall shower, hand wash basin with chrome mixer tap, chrome hand towel radiator to side, underfloor heating, tiled splash backs, tiled flooring.



Exterior

Front

Paved driveway giving off street parking for two motor vehicles, lights and double socket power point to front. Side access to rear of garden via timber gate.

Rear Garden

Approximately 50ft x 30ft Immediate raised sandstone patio area, sandstone paved pathway to side leading to front via timber gate, raised rendered flowerbeds to both sides, further sandstone paved patio to rear, remainder artificial grass. Security light and double power point on rear of property, security light and water tap to side of property.



N.B. In accordance with the Estate Agents Act 1979 we are required to advise you that this property is owned by an employee of Patterson Hawthorn Ltd or a relative of an employee of Patterson Hawthorn Ltd.