



Pyrles Lane

Loughton, ESSEX.



**Pyrles Lane
Loughton Essex
Offers In Excess Of
£500,000**

- THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME
 - TWO RECEPTION ROOMS
- FITTED KITCHEN WITH SEPARATE UTILITY ROOM
 - GROUND FLOOR CLOAKROOM
 - EN-SUITE TO MASTER BEDROOM
 - FIRST FLOOR SHOWER ROOM/WC
 - 57' REAR GARDEN
 - AMPLE OFF STREET PARKING



ENTRANCE DOOR TO ENTRANCE HALL :

Smooth ceiling, wood effect laminate flooring, radiator, stairs to first floor. Doors to accommodation.

LOUNGE :

20'5" x 11'.

Double glazed window to front. Radiator under, smooth ceiling, cornice coving, centre rose, feature fireplace with inset log burner, feature wood flooring. Double glazed bi-fold doors to rear. Door to :

UTILITY ROOM :

5'4" x 5'1".

Smooth ceiling, cornice coving. Range of worktops with inset sink, space under for domestic appliances. Base cupboard, eye level cupboard. Tiling to walls, feature wood flooring, radiator. Doors to accommodation.

GROUND FLOOR CLOAKROOM :

Obscure double glazed window to rear. White suite comprising low level wc. Feature wood flooring, radiator, smooth ceiling.

KITCHEN :

13' narrowing to 10' x 9'6".

Double glazed window and door to rear. Smooth ceiling, cornice coving, spotlights. Range of base cupboards and drawers with worktops over and inset sink unit. Kenwood gas hob with oven under and Cooke and Lewis extractor over. Range of fitted eye level cupboards, glazed display cabinets, tiling to walls, feature radiator. Archway to :

DINING ROOM :

12'8" x 12'4".

Double glazed bay window to front. Radiator, smooth ceiling, feature wood flooring, Door returning to entrance hall.

FIRST FLOOR LANDING :

Smooth ceiling, access to loft space, doors to accommodation.

BEDROOM ONE :

20'5" narrowing to 10' x 11'2".

Double glazed windows to front and rear. Smooth ceiling, cornice coving, centre rose, radiator, feature wood flooring. Door to :

EN-SUITE :

Obscure double glazed window to rear. White suite comprising tiled shower cubicle, vanity unit with inset wash hand basin and cupboard under, low level wc. Laminate flooring, heated towel rail, smooth ceiling, spotlights.

BEDROOM TWO :

15'8" narrowing to 11'7" x 12'3".

Double glazed bay window and circular picture window to front. Feature wood floor, radiator.

BEDROOM THREE :

10'1" x 9'2".

Double glazed window to rear. Radiator under, smooth ceiling, feature wood flooring.









SHOWER ROOM/WC :

Obscure double glazed window to rear. Smooth ceiling. White suite comprising tiled shower cubicle, vanity unit with inset wash hand basin and cupboard under, low level wc Tiled walls, laminate flooring, heated towel rail.

REAR GARDEN :

57' Maximum width.

Paved patio area, shingled area to rear. Range of brick shrub areas, lawn area to the flank, timber shed to remain. Outside tap. Timber gate at flank providing access to :

FRONT OF PROPERTY :

Mainly laid to block paving provided ample off street parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(61-81) B		
(49-60) C		
(35-48) D	61	63
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Disclaimer

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 is taken 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.

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