

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:

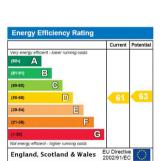
57' Maximum width.

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.





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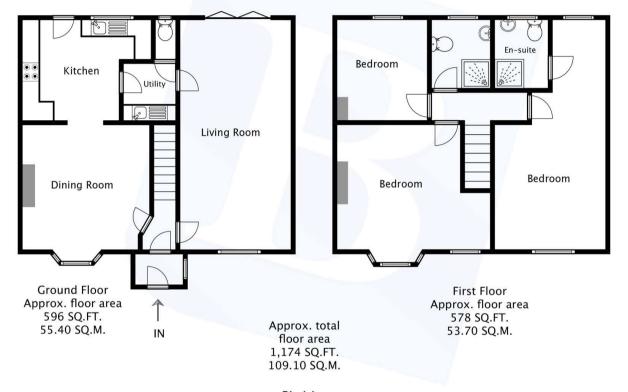
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Disclaimer

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.

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurate as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Balgores Property Group may offer clients services from which we will or may earn commission. These services include arranging mortgages, insurance, life assurance, pensions, investments, conveyancing services, structural or house buyer surveys, chattel auction, will writing, lettings, removals, property maintenance and property management.

If this property is being sold via Auction, please note that in addition to the purchase price there is a buyer's administration fee of £900 incl VAT and there may also be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the legal documentation and in particular the special conditions.