



CLARKE  
HILLYER  
EST 1885

FOR SALE

£879,995

- Four Bedroom Family House
- Beautifully Presented
- Fully Double Glazed
- Large Rear Garden
- Luxury Bathroom Suite
- G/F Shower Room

CONTACT: 020 8506 9800

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RESIDENTIAL



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4



1.2



2

## ROUNDMEAD CLOSE LOUGHTON

**\*\* FOR SALE \*\*** - A Beautifully Presented Four Bedroom Semi-Detached Family Home comprising of a spacious reception room, large kitchen-dining room, four good-sized bedrooms with built-in wardrobes, modern first floor bathroom, ground floor shower room, utility room and large rear garden. The property is located on a quiet cul-de-sac turning and is ideally positioned for local amenities, schools and transport links, as it situated less than 1.0 mile from Loughton tube Station and 0.8 miles from Debden tube Station (Central Line ). For further information or to arrange an internal inspection please call Clarke Hillyer on 0208 506 9800. ( RES ) Pursuant of the Estate Agents Act 1979, We confirm that the seller of this property is an employee of Clarke Hillyer.

### **Entrance**

Via double glazed double doors to storm porch, part glazed decorative wooded door to entrance hall with radiator and cover, built-in storage cupboard, smoke alarm, stairs to first floor landing, doors to:

### **Reception Room 14'8 x 13.4**

Measured in to bay, double glazed bay window to front aspect, radiator, original feature fire place, power points, Modula flooring, access to kitchen/diner.

### **Kitchen-Diner 18'2 x 10'9**

Double glazed window to rear aspect, the kitchen area comprises oak fitted wall and base units with granite worktops, built-in double oven, 5 ring gas burner hob, extractor hood, ceramic single drainer sink unit with mixer tap, plumbed for dish washer, spot lights, power points, part tiled walls.

The dining area comprises ample space for family dining table, double glazed window to rear aspect and double glazed double doors to rear garden.

### **Utility Room**

Fitted wall units and work top with single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, spot lights, cupboard housing meter's, door to ground floor shower room, vinyl flooring, spiral staircase to bedroom four.

### **G/F Shower Room**



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that the plan provided is to indicate the layout of the property, not to scale and for guidance purposes only. A buyer is advised to obtain verification from their solicitor and or surveyor.

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Built-in shower cubicle with fitted shower valve, vanity wash hand basin with mixer tap, low level toilet, fitted mirror, tiled walls, vinyl flooring.

### First Floor Landing

Mid floor obscure leaded casement window to side aspect, loft access, central heating control, built-in storage cupboard, carpet, doors to:

### Master Bedroom 13'5 x 9'10

Plus wardrobes, double glazed window to front aspect, radiator, two double fitted wardrobes, power points, carpet.

### Bedroom Two 10'9 x 8'9

Plus wardrobes, double glazed window to rear aspect, radiator, two double fitted wardrobes, power points, carpet.

### Bedroom Three 9'10 x 7'0

Double glazed window to front aspect, radiator, fitted double wardrobe, built-in storage cupboard, power points, phone point, carpet.

### Family Bathroom

Two obscure double glazed windows to rear aspect, modern white bathroom

suite comprising panelled bath with mixer tap and shower attachment, fitted glass shower cubicle with built-in shower valve, low level toilet, vanity wash hand basin with mixer tap, fitted bathroom cabinet with enclosed lighting, underfloor heating, extractor fan, chrome heated towel rail, spot lights, tiled walls, tiled floor.

### Bedroom Four 10'7 x 8'7

Double glazed window to front aspect, radiator, built-in storage cupboard, power points, spot lights, laminate flooring.

### Rear Garden

Approx. 65 ft rear garden, mostly laid to lawn, patio area, planted borders, wooden shed, side access, outside lighting, exterior tap.



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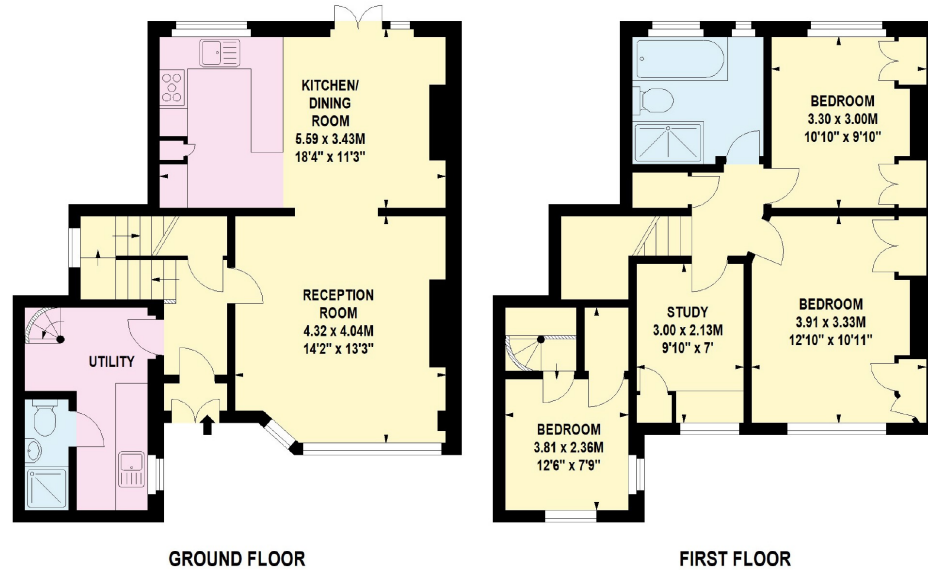
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## ROUNDMEAD CLOSE LOUGHTON

ROUNDMEAD CLOSE, IG10  
Approx. Gross Internal Area  
1154 Sq Ft - 107.21 Sq M



**FLOOR PLAN**

**FOR INDICATIVE**

**PURPOSES ONLY**

**NOT TO SCALE**

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## ROUNDMEAD CLOSE LOUGHTON



27/01/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

17 ROUNDMEAD CLOSE LOUGHTON IG10 1QD	Energy rating <b>D</b>
Valid until 26 January 2031	Certificate number 0100-2053-9090-2029-4991

**Property type**  
Semi-detached house

**Total floor area**  
109 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0100-2053-9090-2029-4991>

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