

CHERSTON ROAD,  
LOUGHTON

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Three bedroom semi detached house | Potential to improve & extend | BISF non-standard construction | Two reception rooms | Gas Central Heating & Double Glazing | Excellent investment opportunity | Great choice of State & Independent Schools | Sold with no onward chain | Loughton & Debden Central Line Stations close by | EPC rating tbc / Council Tax band D

**Guide Price**  
**£395,000**



Offering enormous potential to extend and improve is this three bedroom semi-detached house which is well placed for the Central Line, Loughton High Road and local primary and secondary schools. Features include two good size reception rooms and kitchen on the ground floor with three bedrooms and a family bathroom upstairs. There is a nice size garden with outbuildings and the house is offered with no onward chain.

#### Location

Cherston Road is a residential turning, ideally situated between Loughton & Debden Central Line Stations. These offer direct links to The City and West End and for road users, the M11, M25 and routes into London are also close by. Loughton is always a popular choice for families with an excellent choice of both State and Independent primary and secondary schools, and there is a good range of sports and leisure options in the area, including a David Lloyds Centre and Loughton Leisure Centre near by.

#### Interior

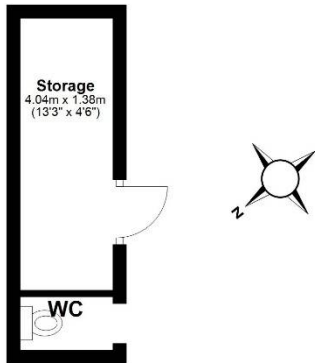
This practical three bedroom house offers approximately 900 sq. ft. of accommodation commencing with a spacious entrance hall. The front sitting room has a feature fireplace, double glazed windows to the front aspect and a separate door to the dining room. The kitchen is fitted with a range of units and looks onto the rear garden, and there is a door to the dining / breakfast room which sits alongside. Upstairs are three good sized bedrooms, all served by a family bathroom.

#### Exterior

There is a front garden which would appear ideal for converting to off street parking, as many of the neighbours have done. There is a walkway to the side of the house which leads to a 40ft southerly facing rear garden with patio, lawn and outbuildings.

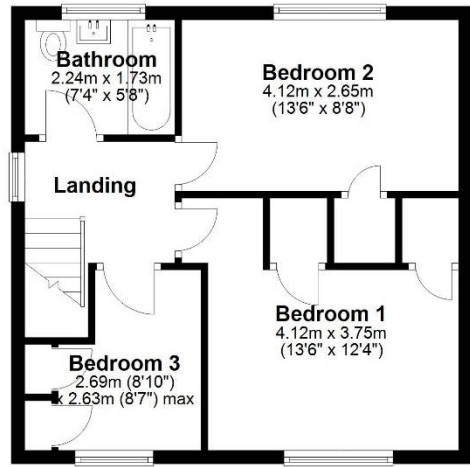
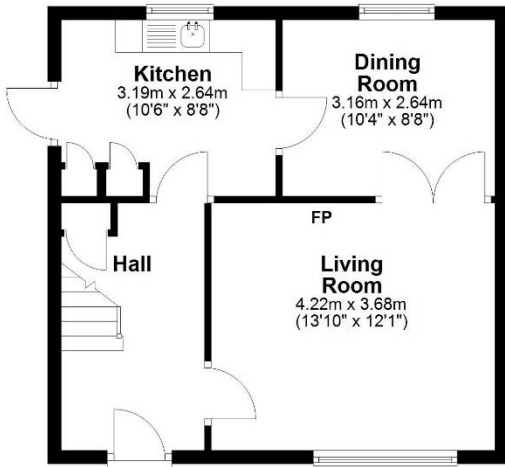
### Ground Floor

Main area: approx. 41.4 sq. metres (446.1 sq. feet)  
Plus outbuildings: approx. 6.8 sq. metres (73.2 sq. feet)

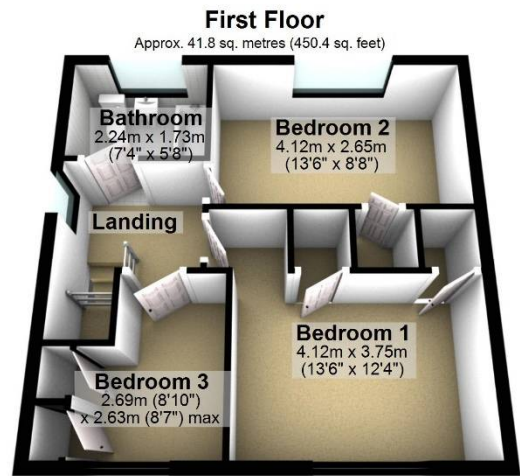
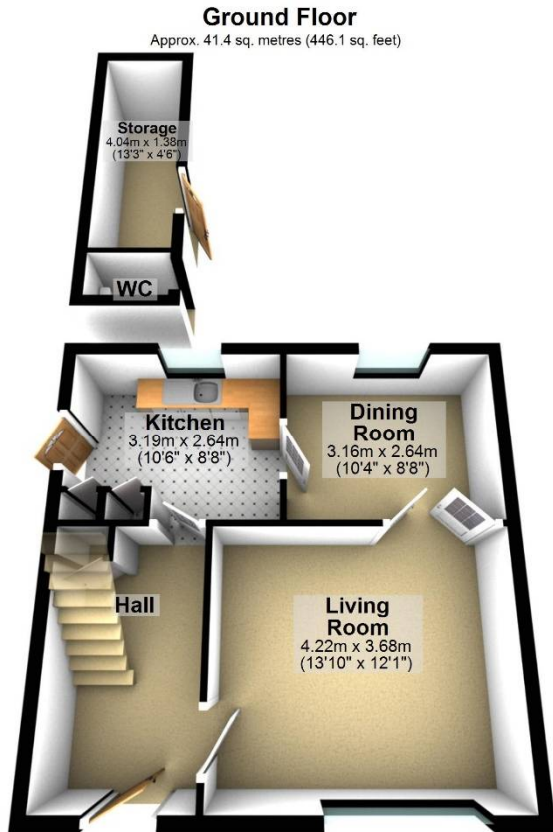


### First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Main area: Approx. 83.3 sq. metres (896.5 sq. feet)  
Plus outbuildings: approx. 6.8 sq. metres (73.2 sq. feet)



Total area: approx. 90.1 sq. metres (969.6 sq. feet)

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 14th January, 2025