



**Price**  
**£625,000**

**Freehold**

3x  1x  1x 

**Pyrls Lane, Loughton,  
Essex, IG10**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Refurbished to a high standard throughout
- Beautiful modern kitchen/diner
- Close to a selection of good ofsted rated schools
- Within walking distance of Epping Forest
- Being sold chain free

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge : 12'6 x 12'2 (3.81m x 3.71m)  
 Kitchen/Dining/Family Area: 16'7 x 15'6 (5.06m x 4.73m)  
 Cloakroom

### FIRST FLOOR

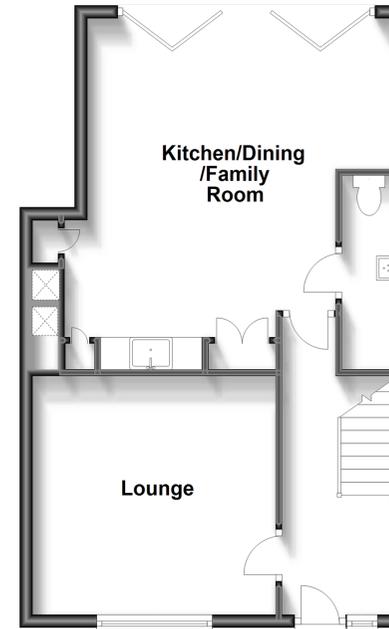
Landing  
 Bedroom 1 : 12'5 x 11'2 (3.79m x 3.41m)  
 Bedroom 2: 11'6 x 9'3 (3.51m x 2.82m)  
 Bedroom 3 : 8'5 x 7'9 (2.57m x 2.36m)  
 Bathroom  
 Separate Toilet

### OUTSIDE

Front Garden  
 Rear Garden

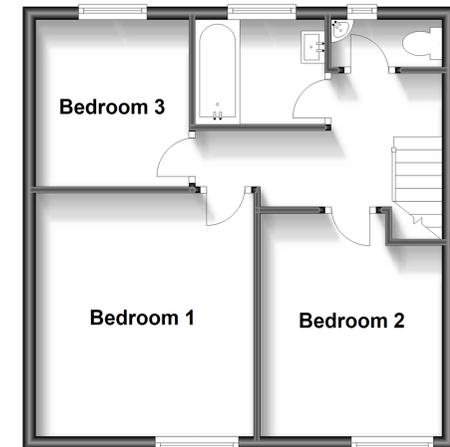
### Ground Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



**Call Loughton - 020 8502 1326 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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