



**Loughton Way, Buckhurst Hill, IG9 6AD**

Guide Price £750,000

# Loughton Way, Buckhurst Hill, IG9 6AD

Guide Price £750,000 - £775,000

Nestled in the charming area of Buckhurst Hill, Loughton Way presents a delightful opportunity to acquire a semi-detached house that exudes character and warmth. This older property boasts a spacious layout, featuring a spacious living/dining room that provide ample space for both relaxation and entertaining.

The extended bespoke fitted kitchen offers ample storage, integrated appliances, granite worktops making it ideal for those with culinary skills. With four well-proportioned bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The single bathroom is conveniently located, ensuring ease of access for all residents.

The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community. The surrounding area is known for its picturesque streets and proximity to local amenities, making it an ideal location for those who appreciate both tranquillity and convenience.

This property is a wonderful canvas for anyone looking to create their dream home, combining the charm of an older build with the potential for modern updates. Whether you are a growing family or simply in search of a spacious residence, this house on Loughton Way is sure to impress.



Council Tax Band: E



**Lounge/Dining Room**  
7.82m x 3.78m (25'8" x 12'5" )

**Kitchen**  
4.98m x 3.86m (16'4" x 12'8" )

**Bedroom 1**  
4.29m x 3.40m (14'1" x 11'2" )

**Bedroom 2**  
3.43m x 3.40m (11'3" x 11'2" )

**Bedroom 3**  
2.29m x 2.16m (7'6" x 7'1" )

**Bathroom**  
2.34m x 2.29m (7'8" x 7'6" )

**Bedroom 4**  
3.38m x 3.10m (11'1" x 10'2" )

**Garden**  
19.02m x 8.28m (62'5" x 27'2" )

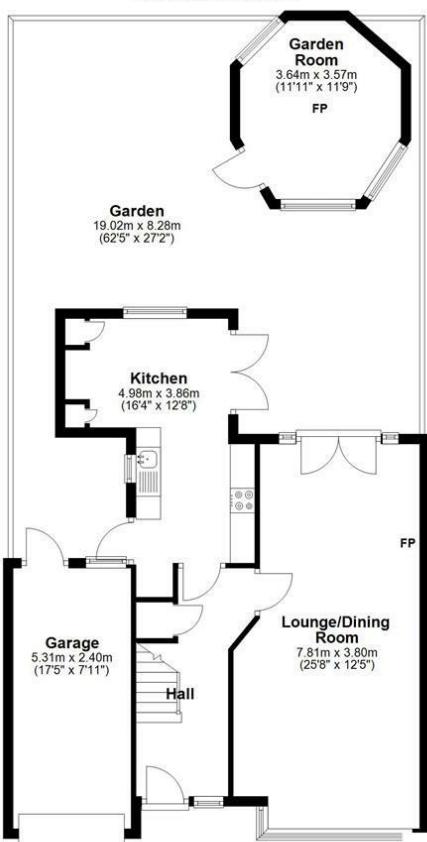
**Garden Room**  
3.63m x 3.58m (11'11" x 11'9" )

**Garage**  
5.31m x 2.41m (17'5" x 7'11" )



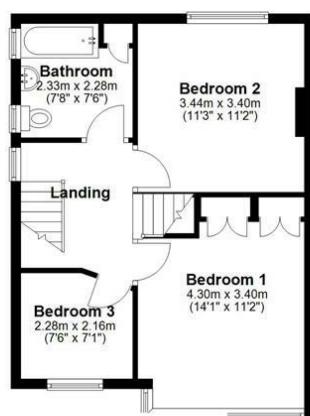
### Ground Floor

Main area: approx. 51.2 sq. metres (551.3 sq. feet)  
Plus porches, approx. 12.8 sq. metres (137.5 sq. feet)  
Plus outbuildings, approx. 9.8 sq. metres (106.7 sq. feet)



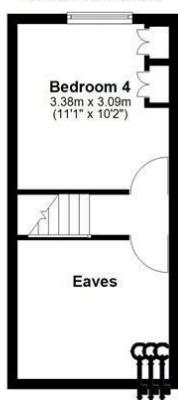
### First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



### Second Floor

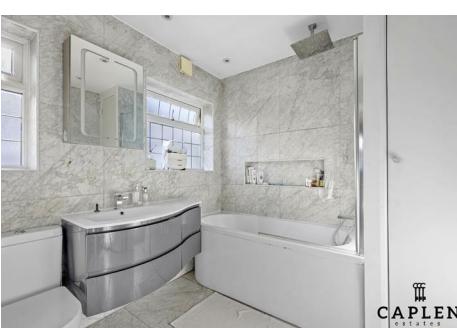
Main area: approx. 13.3 sq. metres (143.2 sq. feet)  
Plus eaves, approx. 9.8 sq. metres (104.4 sq. feet)

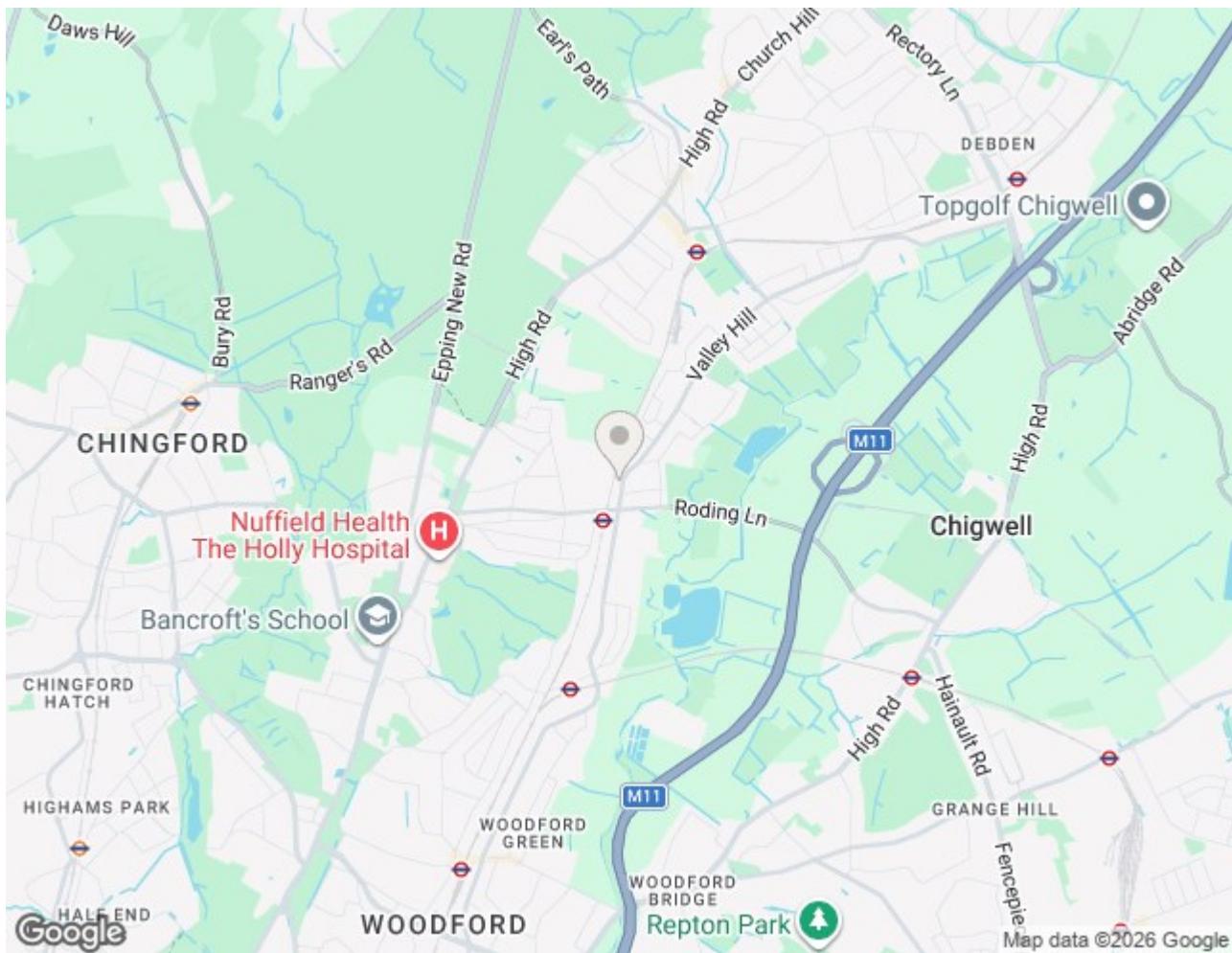


**CAPLEN**  
estates

Total area: approx. 141.2 sq. metres (1519.9 sq. feet)  
Main area: Approx. 109.8 sq. metres (1181.4 sq. feet)  
Plus porches, approx. 12.8 sq. metres (137.5 sq. feet)  
Plus outbuildings, approx. 9.8 sq. metres (106.7 sq. feet)  
Plus eaves, approx. 8.8 sq. metres (94.4 sq. feet)







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### EPC Rating:

D

### Council Tax Band

E

### Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.