



Lower Road, Loughton, IG10 2RT

Guide Price £525,000

- Offered Chain Free
- New boiler and sash windows
- On street parking with no restrictions
- Two double bedrooms
- Newly extended and renovated to a high standard
- Open-plan kitchen dining
- Utility and downstairs WC
- Excellent local amenities and transport Links

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Guide Price £525,000 - £550,000

Nestled on the charming Lower Road in Loughton, this delightful house presents an excellent opportunity for those seeking a modern and comfortable living space. Recently fully refurbished to a high standard, the property boasts a fresh and inviting atmosphere, making it an ideal home for families or professionals alike.

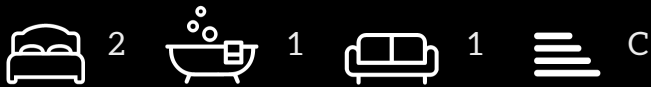
Upon entering, you will find a well-proportioned reception room that serves as a perfect space for relaxation or entertaining guests. The extended kitchen/dining room is oozing in natural light. The bespoke fitted kitchen offers quartz worktops, integrated appliances, ample storage and separate utility room. with w/c.

The two bedrooms are thoughtfully designed, offering ample space and natural light, ensuring a peaceful retreat at the end of the day. The bathroom has been tastefully updated, providing a contemporary feel that complements the overall aesthetic of the home.

The property features new windows that not only enhance its appearance but also improve energy efficiency, contributing to a warm and inviting environment. Additionally, a new boiler has been installed, ensuring reliable heating and hot water throughout the year.

For those who require parking, the property benefits from on-street parking with no restrictions, providing convenience for residents and visitors alike.

This house on Lower Road is a true gem, combining modern amenities with a welcoming atmosphere. It is perfectly situated to enjoy the local amenities and transport links that Loughton has to offer. Do not miss the chance to make this beautifully refurbished property your new home.



Council Tax Band: D



Living Room
4.24 x 3.61 (13'10" x 11'10")

Kitchen/Dining Room
4.22 x 5.25 (13'10" x 17'2")

Utility & WC
2.25 x 1.32 (7'4" x 4'3")

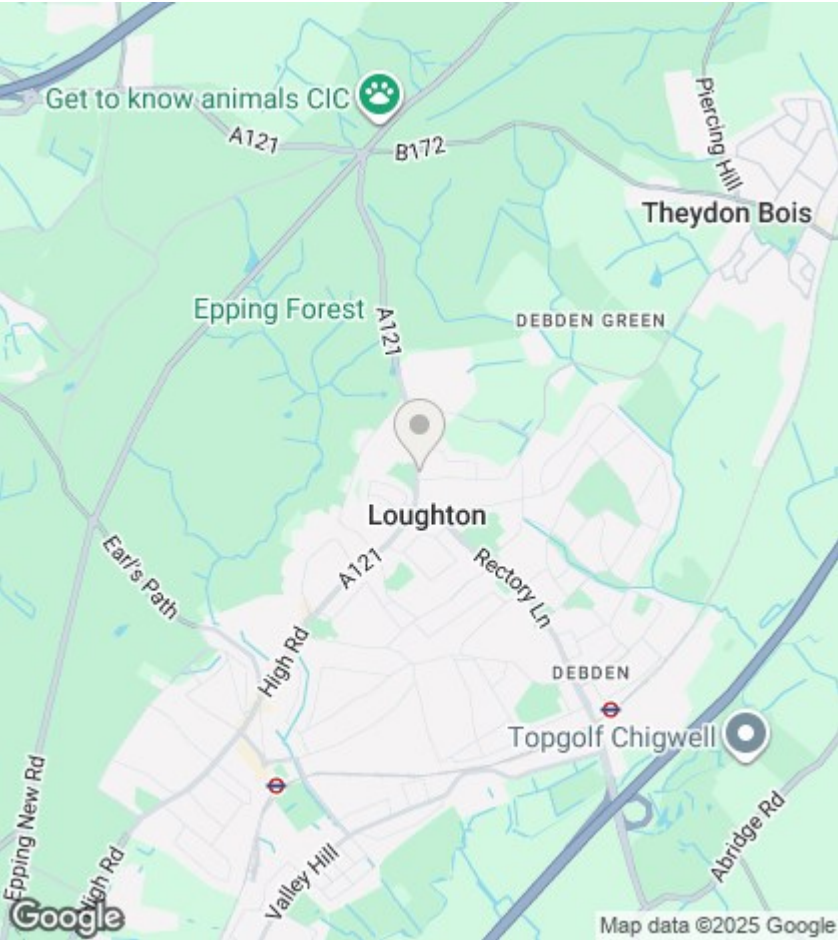
Hallway

Landing

Bedroom One
3.35 x 3.61 (10'11" x 11'10")

Bedroom Two
2.71 x 3.61 (8'10" x 11'10")

Main Bathroom
1.81 x 1.74 (5'11" x 5'8")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating

C

Council Tax Band

D

Viewings

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