



## Willingale Road, Loughton, IG10 2BP

Offers In The Region Of £475,000

- Extended Two Bedroom House
- Bespoke Fitted Kitchen With Integrate Appliances
- Spacious Main Bedroom
- Close To Local Shops, Restaurants & Central Line Station
- Spacious Open Plan Kitchen/Dining/Family Room
- Modern Family Bathroom With Walk In Shower
- Landscapes Low Maintenance Rear Garden
- Down Stairs Cloak Room

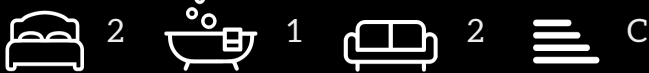
# Willingale Road, Loughton, IG10 2BP

Nestled on the charming Willingale Road in Loughton, this delightful house offers a perfect blend of comfort and convenience. With a generous living space of 816 square feet, this property is ideal for small families or couples seeking a cosy home.

The house features one inviting reception room, providing a warm and welcoming atmosphere for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for rest and privacy, making it easy to unwind after a long day. The bathroom is thoughtfully designed, catering to all your essential needs.

Built in 1960, this property boasts a character that reflects its era while still providing the modern comforts expected in today's homes. The location is particularly appealing, as it offers easy access to local amenities, schools, and transport links, making it a convenient choice for daily living.

Whether you are looking to settle down in a friendly neighbourhood or seeking a sound investment opportunity, this house on Willingale Road is certainly worth considering. With its charming features and prime location, it presents a wonderful opportunity to create lasting memories in a lovely home.



Council Tax Band: C



**Living Room**

4.01m x 3.73m (13'2" x 12'3" )

**Kitchen Area**

4.01m x 2.90m (13'2" x 9'6")

**Dining Area**

3.91m x 2.21m (12'10" x 7'3" )

**Garden**

13.03m x 6.96m (42'9" x 22'10")

**Bedroom 1**

5.69m x 3.30m (18'8" x 10'10" )

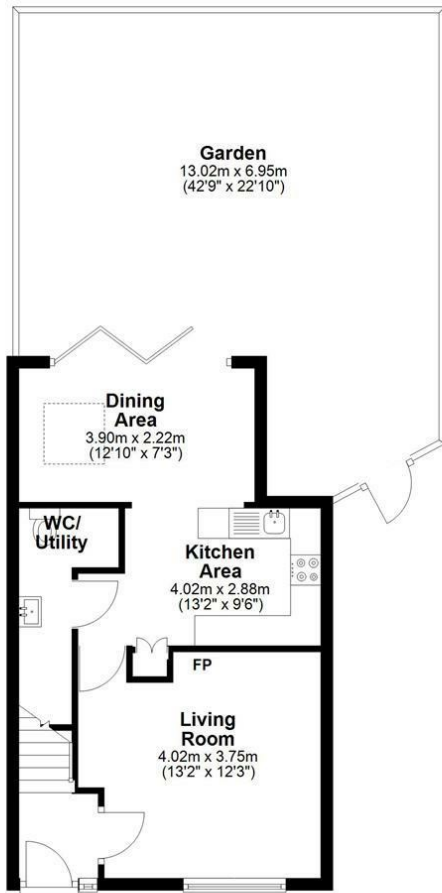
**Bedroom 2**

3.51m x 2.95m (11'6" x 9'8")

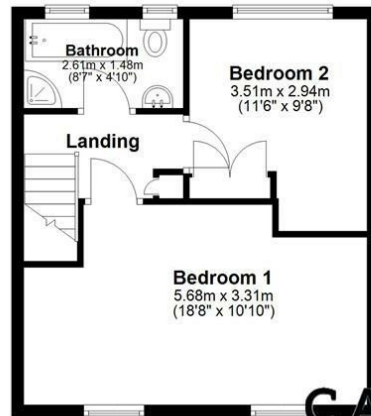
**Bathroom**

2.62m x 1.47m (8'7" x 4'10")

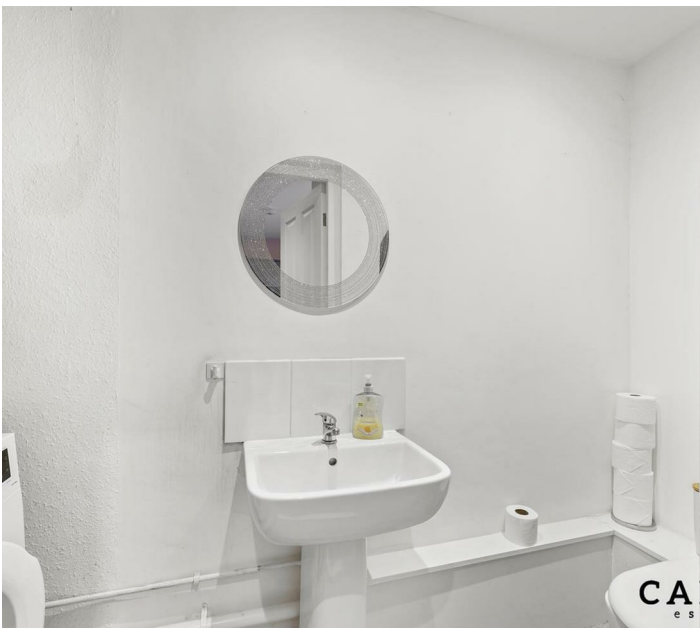
**Ground Floor**  
Approx. 39.6 sq. metres (426.1 sq. feet)



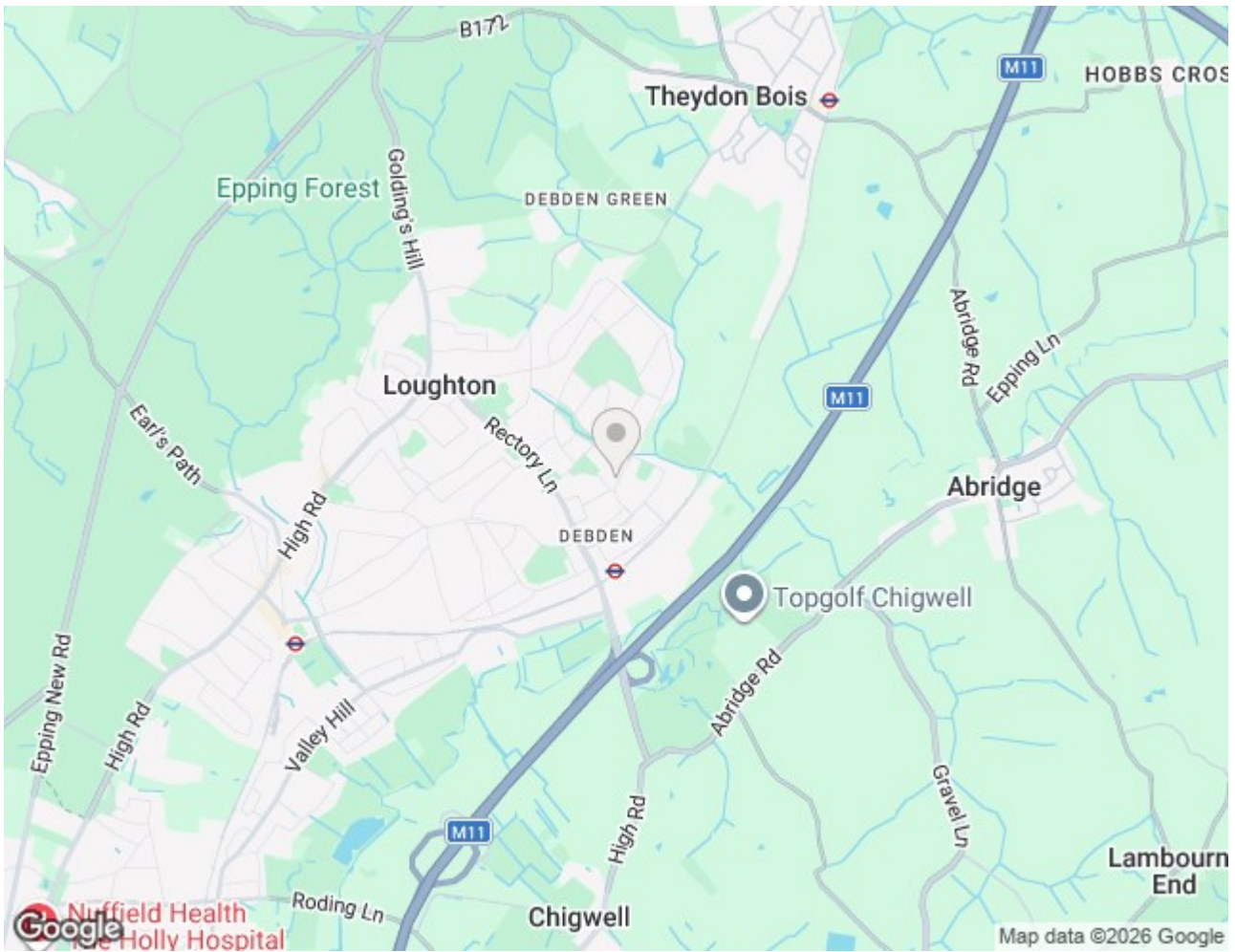
**First Floor**  
Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 75.8 sq. metres (815.9 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

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## Viewings

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