

Directions

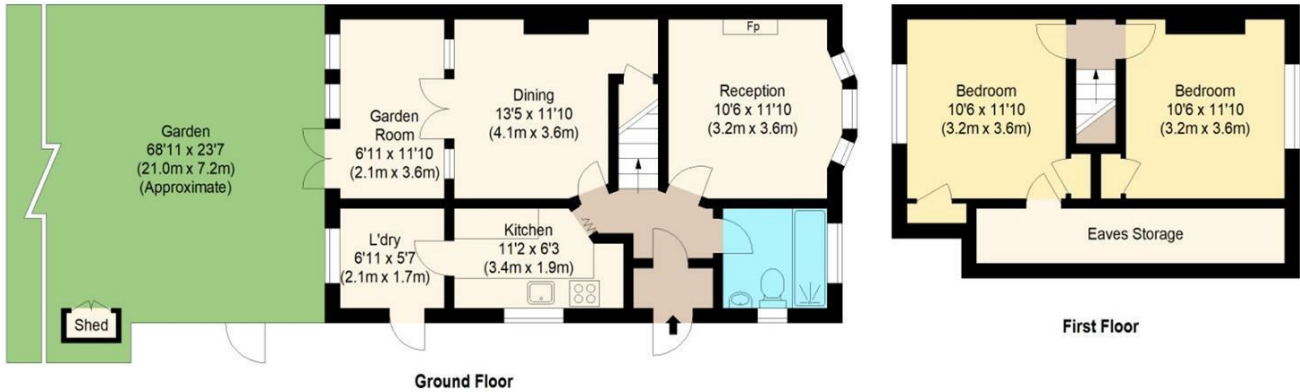
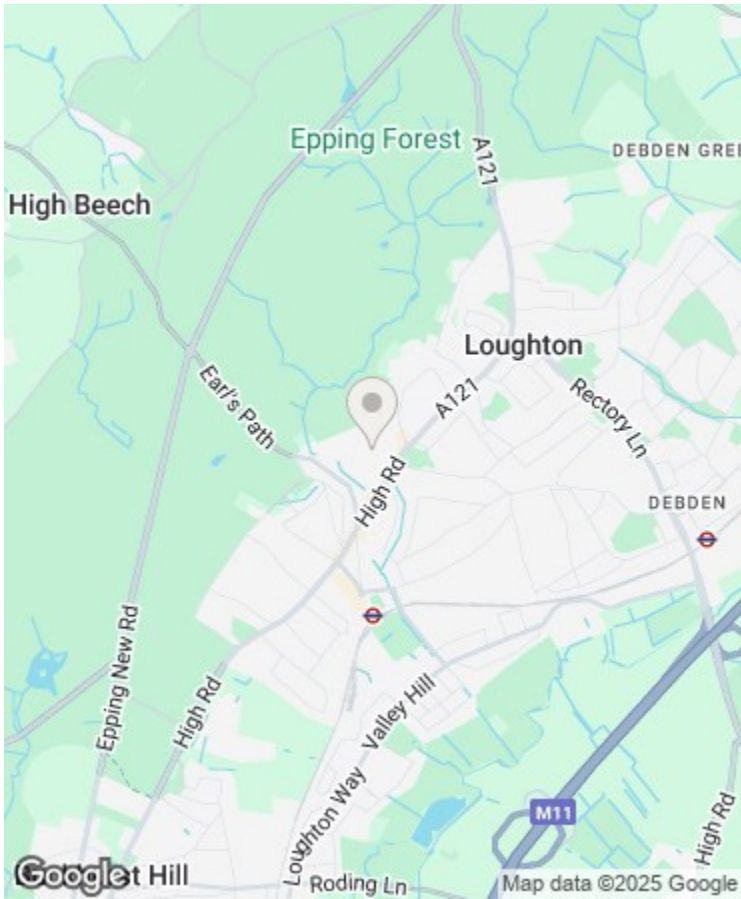
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



13 Habgood Road, Loughton, IG10 1HF

Asking Price £600,000

- Two Bedrooms
- Abundance of Potential (STPP)
- Garden Room
- Modern Shower Room
- Off-Street Parking
- Semi-Detached
- Two Reception Rooms
- Fitted Kitchen & Utility
- Approx. 70ft Rear Garden
- Close to Epping Forest, Staples Road Primary School and Loughton High Road



# 13 Habgood Road, Loughton IG10 1HF

Nestled on the highly sought-after Habgood Road in Loughton, this charming two-bedroom semi-detached home presents a fantastic opportunity for buyers looking to create their dream home. With an abundance of potential to extend, subject to planning permission, this property is the ideal blank canvas for anyone keen to add their personal touch. Perfectly positioned, it's within walking distance of Staples Road Primary School, the stunning Epping Forest, and the bustling Loughton High Street. Loughton Central Line station is just 0.6 miles away, offering quick and easy access into Central London, making this property an excellent choice for commuters.

 2

 1

 2

 D

Council Tax Band: D



Upon entering the property, you are greeted by a spacious entrance hallway that sets the tone for the character-filled interior. The cosy, separate living room boasts an original fireplace and a large bay window, filling the room with natural light. The fitted kitchen offers plenty of potential to be transformed into a modern cooking space, with the added benefit of a separate utility room for extra storage. The dining room features another original fireplace, creating a welcoming atmosphere for family meals. The garden room, with access to the rear garden, adds to the property's charm, while the modern shower room completes the ground floor. Upstairs, you'll find two well-proportioned bedrooms, both benefiting from built-in storage and access to a large eaves space. Externally, the property offers off-street parking on the driveway, side access, and a generous approx. 70ft rear garden, perfect for outdoor entertaining or gardening.

Habgood Road is located in the heart of Loughton, offering a prime location for those seeking a well-connected and vibrant area to call home. The property is close to Loughton High Street, which boasts a range of independent shops, cafes, restaurants, and local amenities, providing everything you need on your doorstep. Epping Forest is nearby, offering extensive green spaces for outdoor activities, walking, and cycling. For families, Staples Road Primary School is within easy reach, while secondary schools and other local services are just a short distance away. Commuters will appreciate the proximity to Loughton Central Line station, only 0.6 miles away, providing a swift connection to Central London. The area also enjoys good road links, making it an ideal location for those seeking a blend of suburban tranquillity and city accessibility.

Property Information / Disclaimer  
FREEHOLD

EPC Rating: D  
Council Tax Band: D (Epping Forest)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify

accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.