

## Directions

## Viewings

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

## EPC Rating

D

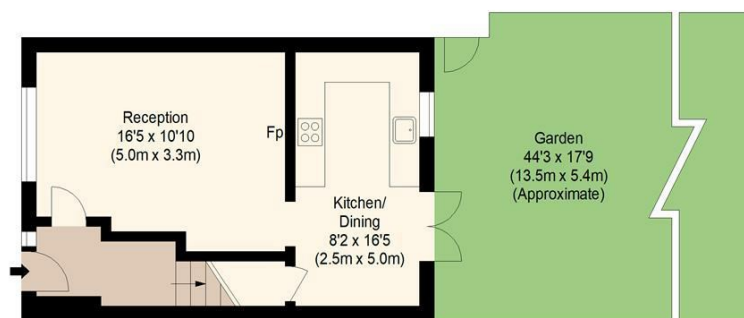
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



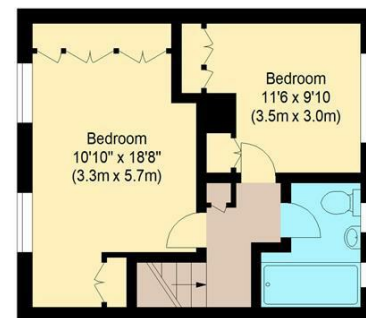
44 Torrington Gardens, Loughton, IG10 3TB

Price Guide £425,000

- \*SOLD BY WILLIAM ROSE\*
- Log-Burning Fireplace
- Private Rear Garden
- Fitted Wardrobes Throughout
- Walking Distance to Station
- Two Double Bedrooms
- Modern Kitchen/Diner
- Convenient Side Access
- Stylishly Updated Interior
- Close to Debden High Street



Ground Floor



First Floor

william rose  
Torrington Gardens, IG10

Approximate Gross Internal Floor Area: 76.92 sq m / 828 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 23/10/2025

## 44 Torrington Gardens, Loughton IG10 3TB

\*Guide Price £425,000 - £450,000\* This beautifully presented two-bedroom terraced home on Torrington Gardens has been tastefully updated by the current owner, creating a stylish and comfortable living space that's ready to move straight into. Ideally located within easy walking distance of both Debden Station (Central Line) and Debden High Street, this property offers a perfect blend of convenience, charm, and modern living.



Council Tax Band: C



The ground floor comprises a welcoming reception room to the front, featuring a lovely log-burning fire that adds warmth and character to the space. To the rear, the modern kitchen and dining area open directly onto a generous private garden, with the added benefit of side access — perfect for entertaining, relaxing, or family life. Upstairs, there are two well-proportioned bedrooms, both with fitted wardrobes, and a contemporary family bathroom, offering both comfort and practicality.

Torrington Gardens is a quiet residential turning located in the popular Loughton area. Residents benefit from excellent transport links, with Debden Underground Station providing quick access to Central London. Debden High Street offers a fantastic range of cafés, restaurants, and boutique shops, while nearby green spaces such as Epping Forest provide endless opportunities for outdoor recreation. The area also boasts well-regarded local schools, making it ideal for young families and commuters alike.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: C (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.