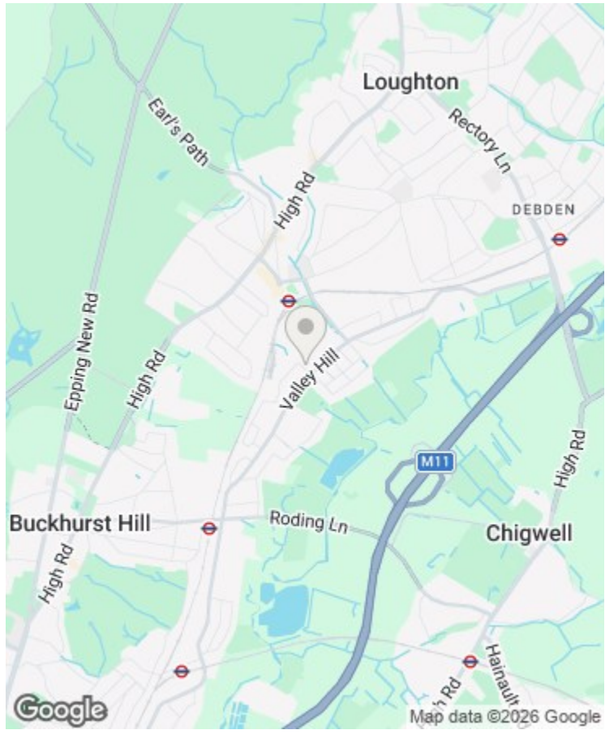
william rose



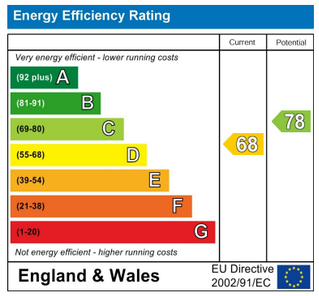
Directions

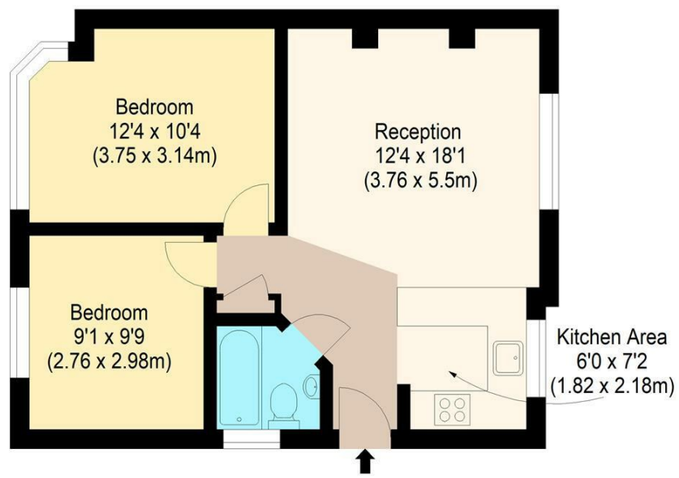
Viewings

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

EPC Rating

D





Certified Property Measurer

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: 3/3/2025









21 Cheltenham Gardens, Loughton, Essex, IG10 3AW

Guide Price £300,000

- *Chain Free*
- First floor maisonette
- Ideal first time purchase/investment
- Family bathroom
- Walking distance to station
- 2 bedroom
- Private garden
- Open plan kitchen/living/dining
- Perfect for Roding valley nature reserve
- Close to amenities

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21 Cheltenham Gardens, Loughton IG10 3AW

Set within Cheltenham Gardens, Loughton, is this well-proportioned two-bedroom first-floor maisonette, benefiting from its own private entrance and private garden. Offering plenty of potential for a first-time buyer, downsizer or investor, the property is also being offered to the market chain free.

2 | 1 | 1 | D | Council Tax Band: B







Guide Price £300,000 - £335,000

Accessed via its own front door, the property offers the independence and feel of a maisonette rather than a traditional apartment. The accommodation comprises a spacious reception room with plenty of room for both living and dining, alongside a separate kitchen area. There are two bedrooms, with the principal bedroom benefiting from a feature bay window, together with a second bedroom that could also work particularly well as a home office if required. Completing the accommodation is the bathroom. A particular highlight is the property's private garden, providing valuable outside space and adding considerably to the appeal of the home.

Cheltenham Gardens is conveniently positioned for the amenities of Loughton, with the High Road offering a wide selection of shops, cafés, restaurants and everyday conveniences. Loughton Central Line station provides direct connections into the City and Central London, while the surrounding area is renowned for its proximity to Epping Forest, offering extensive woodland walks and open green spaces.

Property Information / Disclaimer

LEASEHOLD
Lease Length: 145 years remaining
Service Charge: N/A
Ground Rent: £150 per annum

EPC Rating: D
Council Tax Band: B

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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.