



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			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Total Area: approx. 44.2 m² ... 476 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk



117 Valley Hill, Loughton, IG10 3BE

Offers Over £290,000

- CHAIN FREE
- Ground floor
- Own front door
- Ample storage
- Fitted kitchen
- One bedroom maisonette
- Private garden
- Spacious lounge
- Family Bathroom
- Close to amenities & open spaces

117 Valley Hill, Loughton IG10 3BE

Set on the ground floor of this well-presented development, this one bedroom maisonette benefits from direct access to its own private use garden, is offered CHAIN FREE and will enjoy the advantage of an extended lease on completion.



Council Tax Band: B



The accommodation is arranged around a central entrance hall with useful built-in storage cupboards. From here, doors lead to a bright and well-proportioned living room, a separate fitted kitchen with access out to the private garden, and a generous double bedroom positioned to the rear. The bathroom is located off the hallway and is complemented by additional storage cupboards, enhancing practicality. The layout is well balanced, offering a comfortable flow between living, sleeping and service areas.

Valley Hill is a highly regarded residential location in Loughton, favoured for its peaceful setting and close proximity to the natural beauty of Epping Forest, perfect for walking, cycling and outdoor leisure. Loughton High Road is easily accessible and offers a wide selection of shops, cafés, restaurants and everyday amenities. Loughton Central Line station provides fast and convenient links into Stratford, the West End and the City, making the area ideal for commuters. Well-regarded schools, green open spaces and a strong sense of community further add to the appeal of this sought-after neighbourhood.

Property Information / Disclaimer

LEASEHOLD

Lease Length: 175 years on completion (85 years currently with lease extension in process)

Service Charge: £230 per annum

Ground Rent: £10 per annum

EPC Rating: D

Council Tax Band: B (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.