

Directions

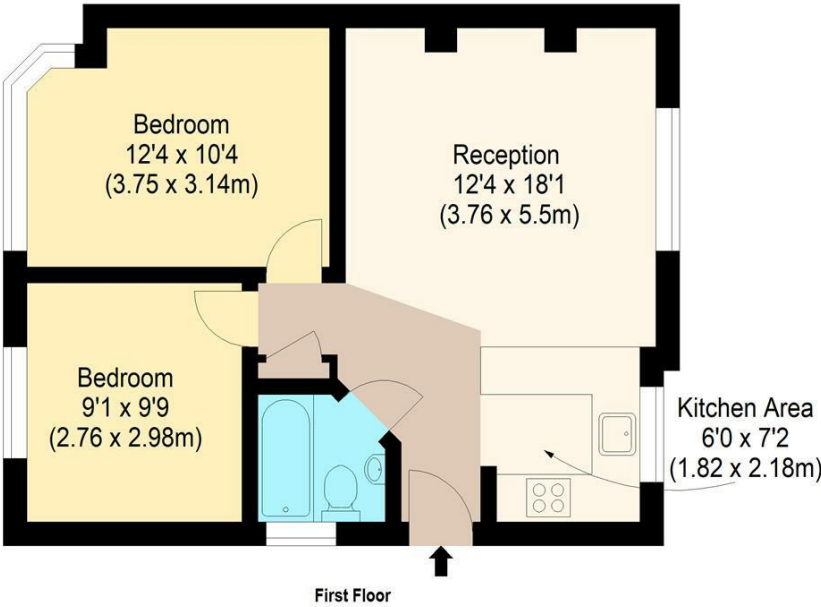
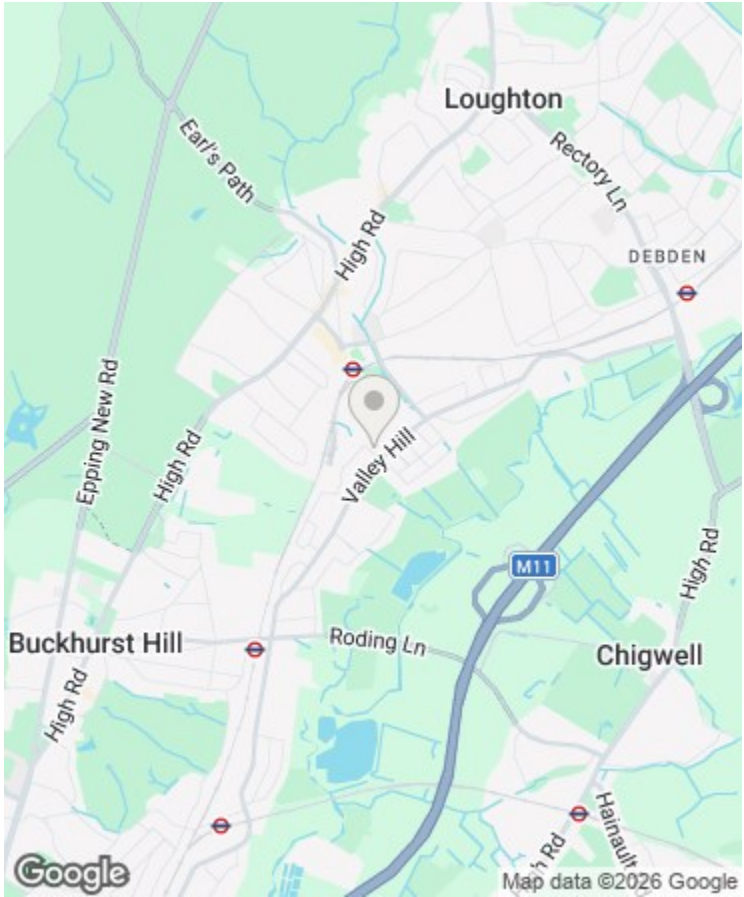
Viewings

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		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose
Cheltenham Gardens, IG10

Approximate Gross Internal Floor Area : 47.94 sq m / 516 sq ft



21 Cheltenham Gardens, Loughton, Essex, IG10 3AW

Offers Over £325,000

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

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.



Council Tax Band: B

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.

