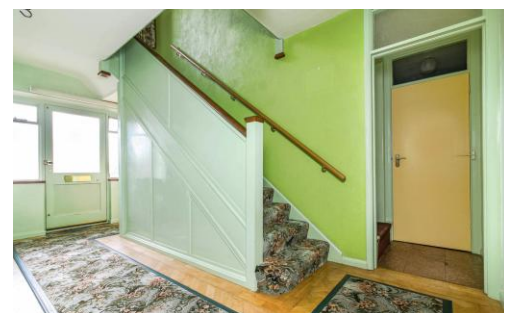


Stevenette



83 Goldings Road
Loughton, Essex, IG10 2QW

£825,000

PROPERTY FEATURES

- Detached House
- 4 Good Bedrooms
- 2 Reception Rooms + Study
- uPVC Double Glazing
- Gas Central Heating (modern boiler)
- Garage and two Driveways

FULL DESCRIPTION

Offered with NO ONWARD CHAIN, this detached family house stands in a commanding position and generous corner plot offering some far-reaching views over the town. Occupied from new in 1966 by the current owners, the house is well maintained and retains a number of features including parquet flooring to the ground floor but offers an opportunity for a buyer to undertake a general programme of modernisation to their own tastes and requirements. On the Northern side of the town, Goldings Road is nicely placed for access to shops and supermarkets as well as local schools and Epping Forest.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

15' 9" x 11' 11" (4.8m x 3.63m)

DINING ROOM

12' 5" x 11' 11" (3.78m x 3.63m)

KITCHEN

16' 9" x 8' 8" (5.11m x 2.64m)

STUDY

8' 10" x 6' 4" (2.69m x 1.93m)

WC



FIRST FLOOR

LANDING

BEDROOM 1

15' 8" x 11' 11" (4.78m x 3.63m)

BEDROOM 2

12' 5" x 12' 0" (3.78m x 3.66m)

BEDROOM 3

12' 9" x 8' 11" (3.89m x 2.72m)

BEDROOM 4

8' 11" x 8' 8" (2.72m x 2.64m)

BATHROOM

8' 8" x 7' 7" (2.64m x 2.31m)

SEPARATE WC

EXTERIOR

The house is approached from street level by a flight of steps leading to the front door. At ground floor level and level with Goldings Rise to the side and rear are areas of lawned gardens with a driveway that complements the driveway at the front of the house which leads to the:

GARAGE

16' x 8' 11" (4.88m x 2.72m)

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

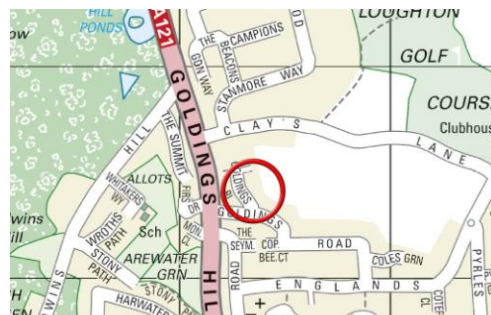
SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.





COUNCIL TAX

Council Tax is payable to Epping Forest District Council.
The property is shown in Council Tax band 'F'.

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

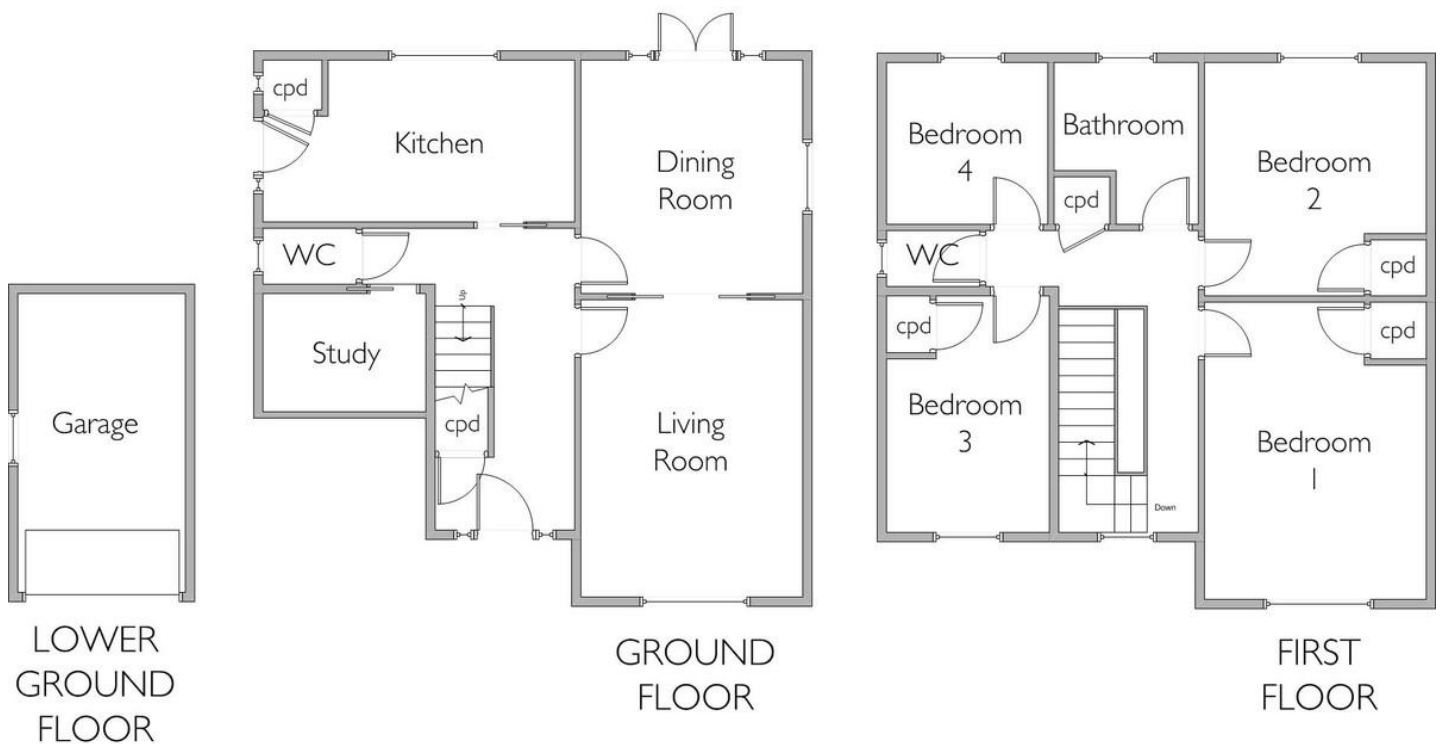
The property stands in the Priority Admissions Area for Hereward Primary School and Debden Park High School.

AGENT'S NOTE

An asbestos survey has been commissioned and low levels of asbestos have been found in four artex ceilings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Gross Internal Floor Area (excluding Garage): Approximately 1480 sq.ft. / 138 sq.m.



PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements