



21

CHURCHILL
estates



Baldwins Hill, Loughton

Offers In Excess Of
£585,000

Tenure : Freehold

Floor Area : 755.00 sq ft

Local Authority : Epping Forest

Council Tax Band : D


Bedrooms : 2

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



**** VIDEO TOUR ****

Set on one of Loughton's most sought after streets, boasting uninterrupted views over Epping Forest, is this well-presented two-bedroom end of terraced Victorian cottage which oozes plenty of character and charm throughout. You are conveniently located for Loughton High Road with its excellent range of shops, restaurants, bars and Loughton tube station, giving you quick and easy access into the city and the west end. Surrounded by Epping Forest, you can enjoy plenty of leisurely walks right on your doorstep.

Internally, on the ground floor, the double reception floods plenty of natural light and its open plan layout offers generous space for both living and dining. Through to the rear, a modern fitted kitchen offers plenty of worktop space, storage cupboards and also offers direct access out onto the paved south-East facing garden which is complete with summer house and rear access via gate. One of the two bathrooms is also located on this floor with a modern three piece bathroom and a convenient utility cupboard.

On the first floor there are two bedrooms with the master benefitting from built in storage and an ensuite shower room. For families, there are a number of highly rated primary and secondary schools located nearby.





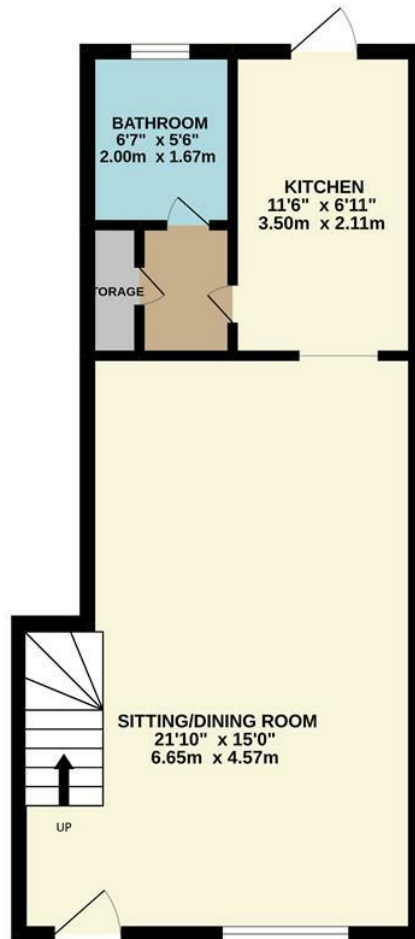


- Two Bed Terraced House
- Fully Fitted Kitchen
- South/East Facing Garden
- Council Tax Band: D
- Freehold
- Two Bathrooms
- Sought After Location
- Stylish Décor
- EPC: D
- Victorian Cottage

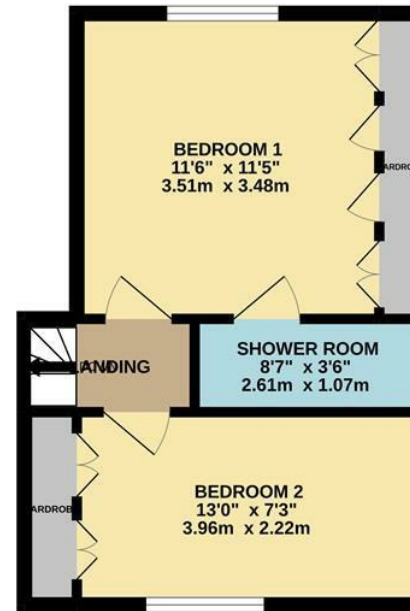




GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.
PLAN NOT TO SCALE FOR INFORMATION ONLY
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To view call **0208 504 2222**

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