




CHURCHILL
estates

Council: Epping Forest | Council Tax Band: C | Floor Area: 818.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Colebrook Lane, Loughton, IG10 2HQ
£2,000 Per Calendar Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**



This ideal rental property has just been refurbished throughout and is situated in Loughton on this quiet turning. The property is situated 0.6 miles to Debden Central Line station, with direct access to Stratford (Westfield shopping and the Olympic Park) and onto The City and West End of London, but also with good access to Loughton High Road with its bars, restaurants and shops and further benefiting from good access to the M11 and M25. There is also the added benefit of having great primary and secondary schools close by.

To the ground floor this nicley presented unfurnished property has a bright spacious lounge leading from the entrance hall which also leads into the generous kitchen diner with direct access to the rear garden, along with gas central heating, two double bedrooms, one single bedroom and modern family bathroom to the first floor. To the rear is a nicely presented low maintenance garde. It is also on bus routes to both Loughton and Debden Central Line stations.

The property is recorded in the EPC as being 76sq m (818sq ft) and a rating: E.

5 weeks' deposit: £ 2,307

Council Tax band: C

EPC rating: C

Minimum 12 months' let

