



CHURCHILL
estates



Willingale Road, Loughton

Price Guide £500,000

Tenure : Freehold

Floor Area : 933.00 sq ft

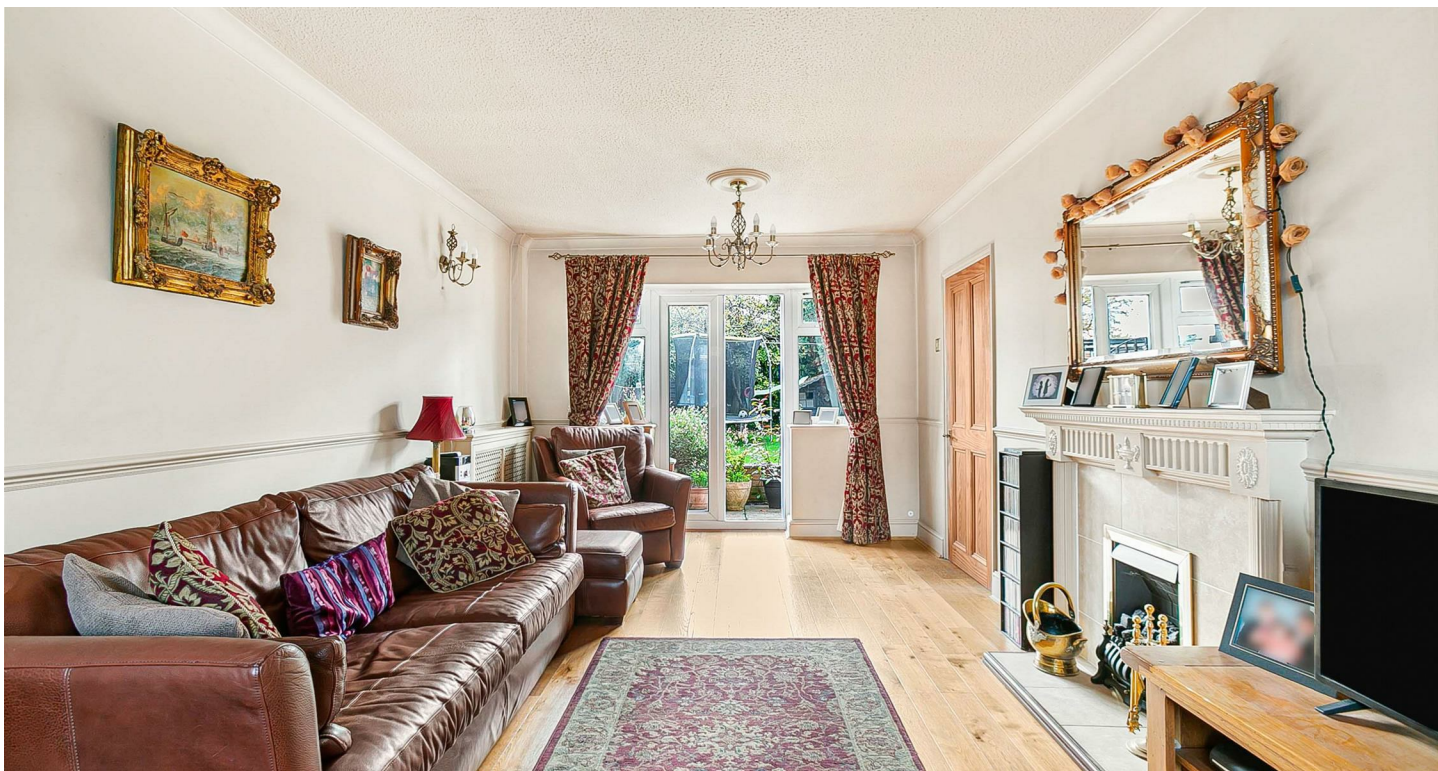
Local Authority : Epping Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 1

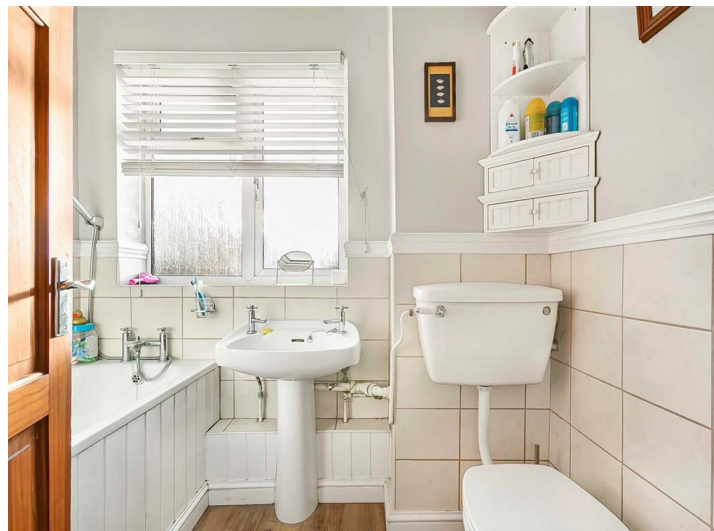


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

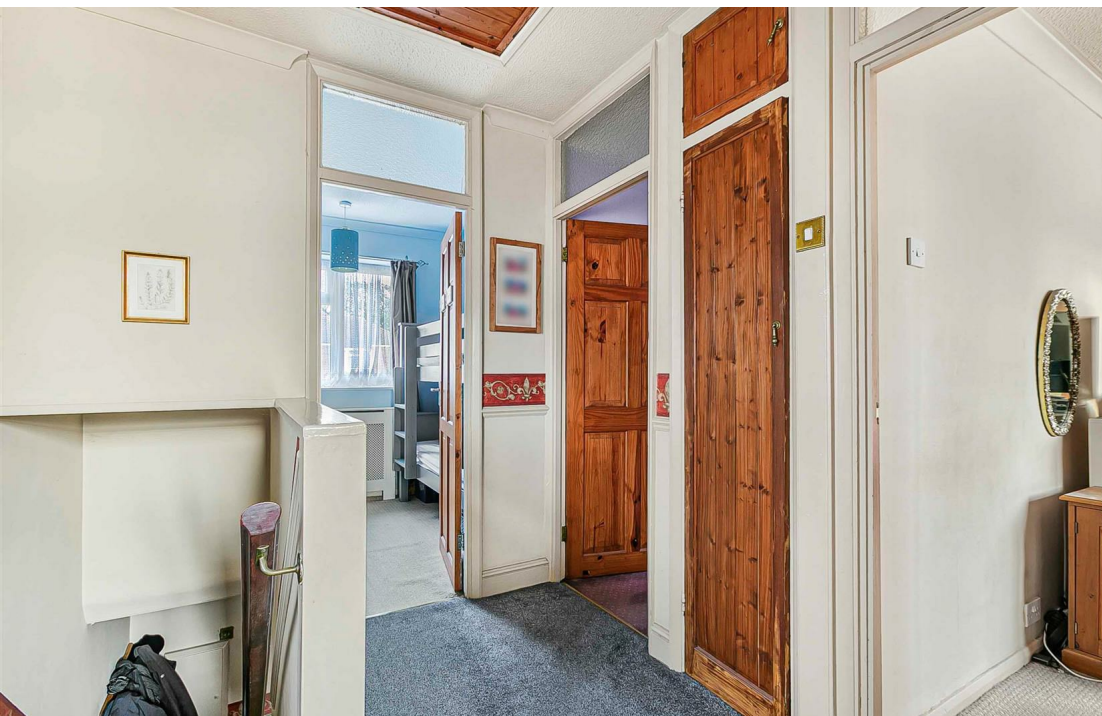


Guide Price £500,000 - £525,000

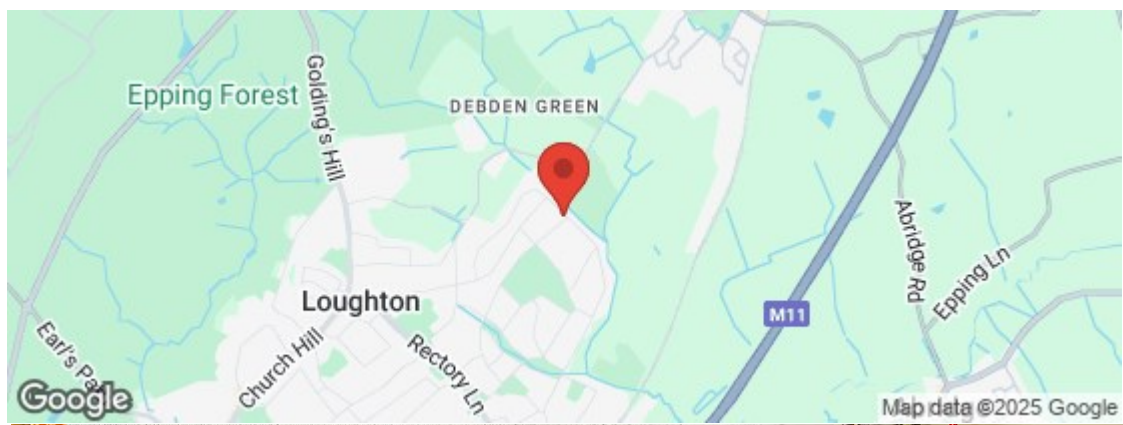
Nestled on the charming Willingale Road in Loughton, this delightful semi-detached family home offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a sizeable lounge that boasts French doors leading directly into the well-maintained rear garden. This inviting space is perfect for both relaxation and entertaining. The fully fitted kitchen is equipped with ample storage. The first floor hosts three bedrooms alongside a family bathroom, providing a practical layout for everyday living. The property also benefits from off-street parking and side access, adding to its appeal. The rear garden is a true gem, complete with an outbuilding and a separate toilet, offering additional versatility for your outdoor activities. This property also offers further enhancement and can be extended to the rear, loft and side with the necessary planning's. Location is key, and this home does not disappoint. With multiple Ofsted-rated schools within walking distance, it is an excellent choice for families prioritising education. Public transport is easily accessible, with Debden Central Line station just a mile away, and various bus routes nearby. For those who enjoy the outdoors, open playing fields and green spaces are merely a stone's throw away, providing ample opportunities for leisure and recreation.

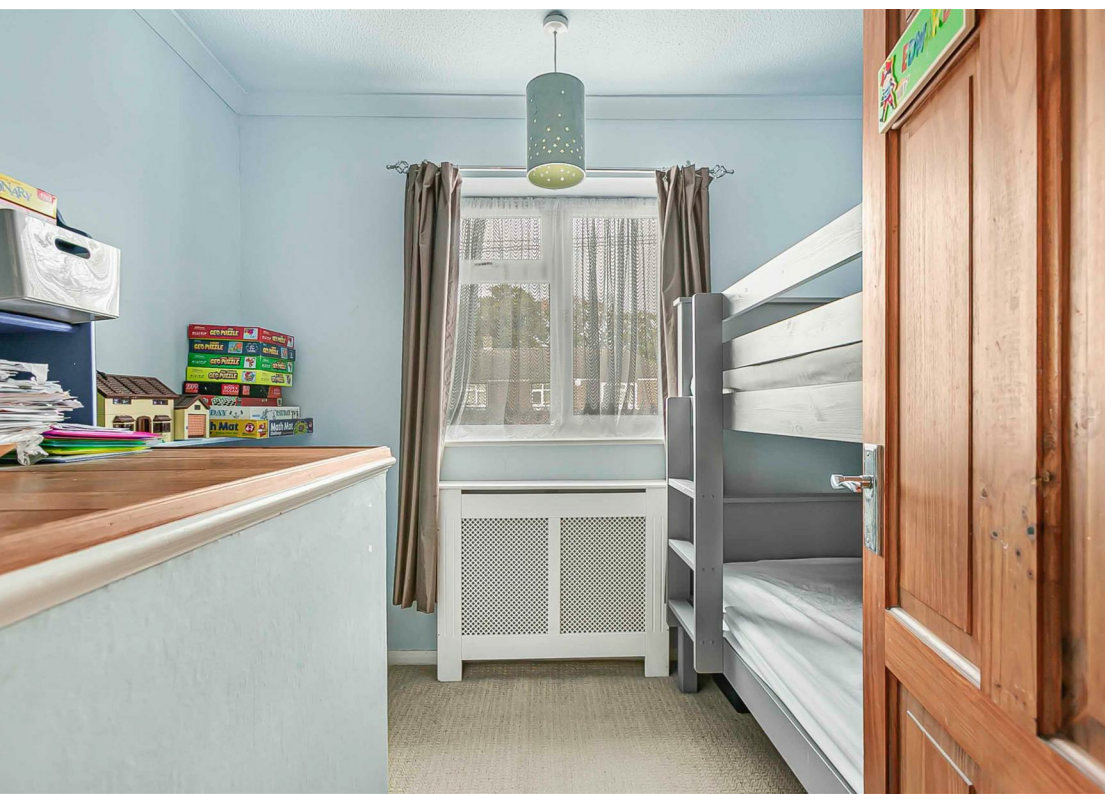






- Three bedroom family home
- Off street parking
- Multiple Ofsted-rated schools nearby
- Bus routes nearby & 1.0 mile to Debden Central Line
- Ample storage throughout
- Semi detached
- Side access
- Potential to extend (stpp)
- Close to open playing fields
- Fully fitted kitchen



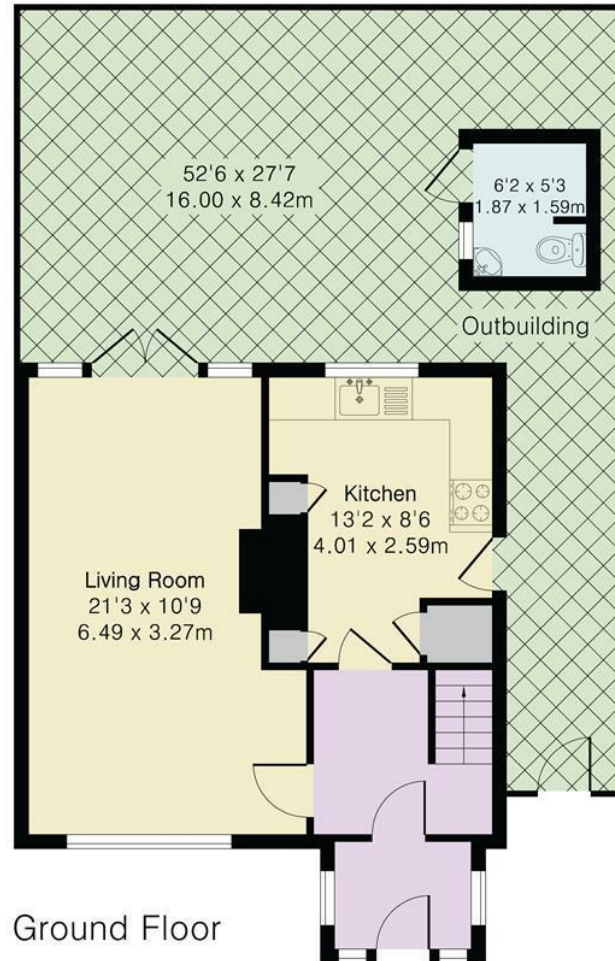


**Approximate Gross Internal Area 933 sq ft - 87 sq m
(Excluding Outbuilding)**

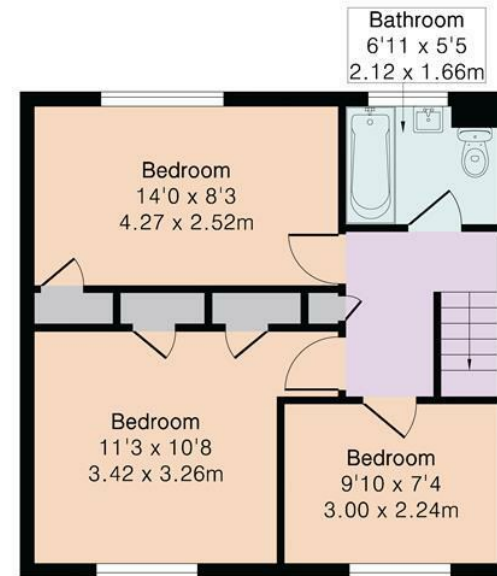
Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 450 sq ft – 42 sq m

Outbuilding Area 32 sq ft – 3 sq m



Ground Floor



First Floor

Email buckhursthill@wearechurchills.co.uk

To view call **0208 504 2222**

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