



## 11 Mott Street, Loughton, Essex, IG10 4AP

Asking price £499,995

OPEN HOUSE THURSDAY 13TH JUNE

If you are looking for a semi-rural location, within easy reach of Loughton Central line station, shops and the M25, then this is the property for you. Consisting of a good size living room with open fire, fitted kitchen, bathroom, two bedrooms, good size rear garden and parking for one car. High Beech is a picturesque setting surrounded by pleasant walks through Forest, scenic Churches and country Public houses. The nearby town of Loughton which offers transport links and an abundance of shops and restaurants.

AGENT NOTE: The property has a tenant in residence until sept 2024

EPC: E

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
Loughton  
IG10 4LT

**Contact Details**  
OFFICE 020 8559 7474  
ADMIN 020 8559 2000  
FAX 020 8281 7778  
[www.edwardtaub.co.uk](http://www.edwardtaub.co.uk)



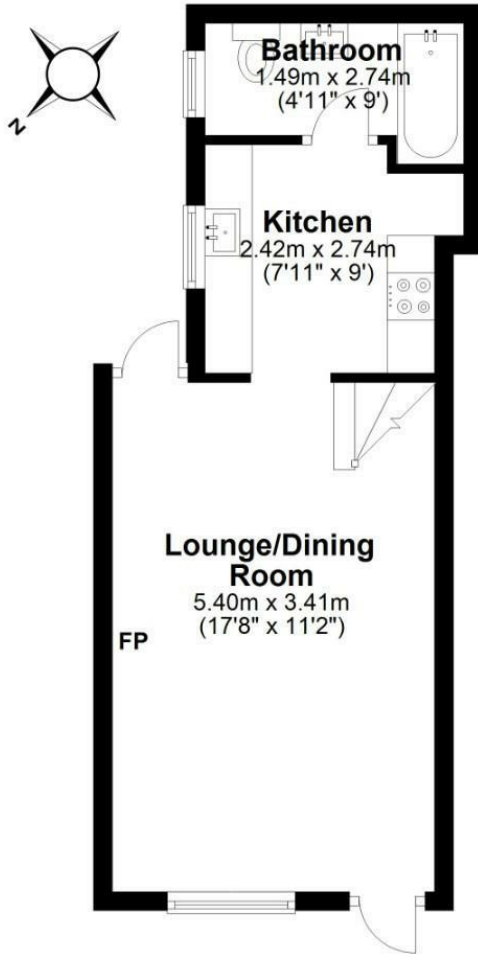
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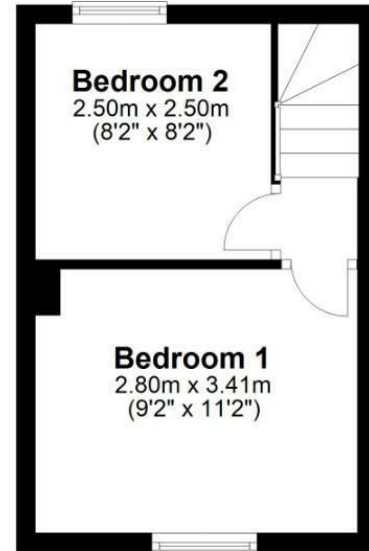
## Ground Floor

Approx. 28.4 sq. metres (305.3 sq. feet)

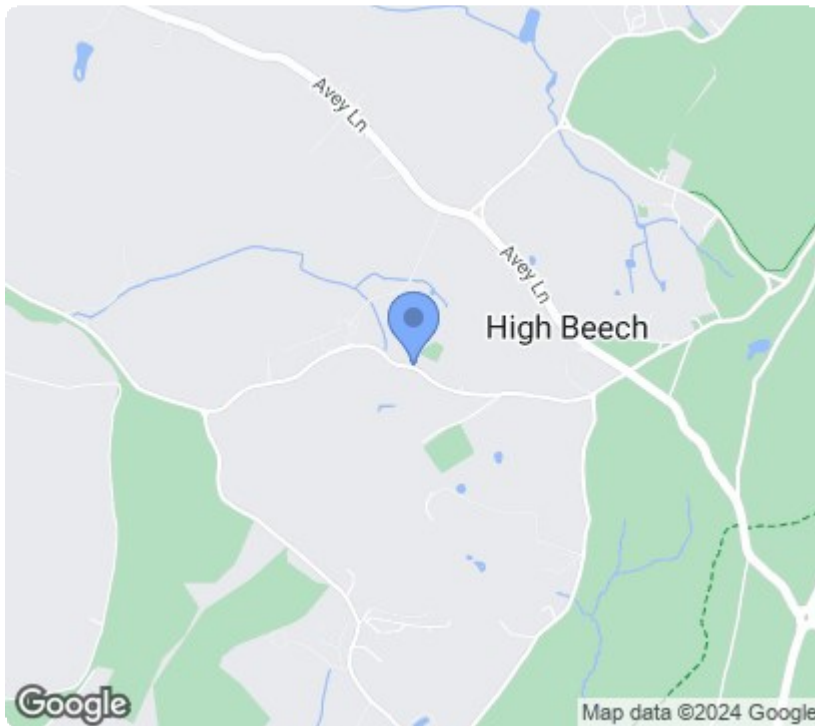


## First Floor

Approx. 18.4 sq. metres (198.2 sq. feet)



Total area: approx. 46.8 sq. metres (503.6 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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