



2 Goldings Hill, Loughton, Essex, IG10 1LN

Asking price £360,000

Nestled in the desirable area of Goldings Hill, Loughton, this charming purpose-built GROUND FLOOR flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The natural light that floods this area enhances the sense of space, making it a delightful spot to unwind after a long day.

The flat boasts two modern bathrooms, ensuring that both residents and guests enjoy privacy and comfort. This feature is particularly advantageous for busy households, allowing for a seamless morning routine.

The location of Goldings Hill is a significant highlight, offering easy access to local amenities, parks, and excellent transport links. Residents can enjoy the tranquility of suburban living while being just a short distance from the bustling town centre of Loughton, which is home to a variety of shops, cafes, and restaurants.

This property presents an excellent opportunity for those looking to invest in a well-located flat that combines modern living with the charm of a friendly neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to meet your needs. Do not miss the chance to make this delightful property your new home.

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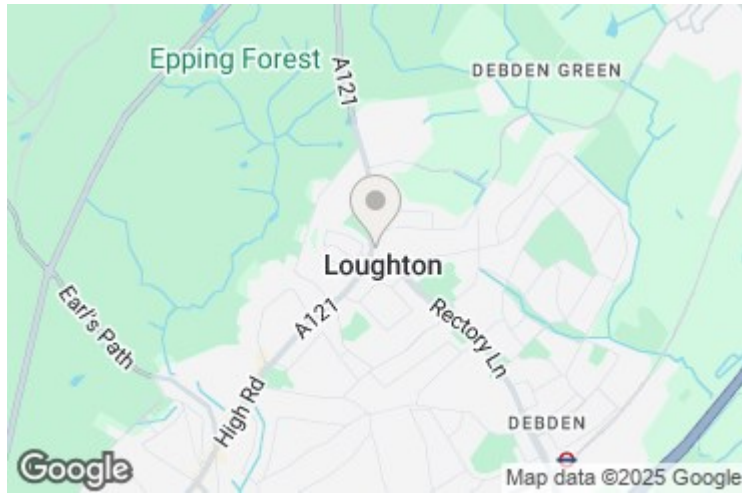
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC