



## Goldings Road IG10

Asking Price £795,000

- Three Bedroom Bungalow In Loughton
- Option To Extend Subject To Planning
- Garage & Off Street Parking
- Large South Facing Rear Garden
- Situated Within A Sought After Location
- Bespoke Fitted Kitchen
- Spacious Lounge/Dining Room

# Goldings Road IG10

Caplen Estates welcome the opportunity to purchase this three bedroom detached Bungalow which is situated within a prime road, based in Loughton.

This well thought property offers modern accommodation but also the opportunity to extend subject to planning. The large entrance hall gives access a spacious lounge/dining room with views over the rear garden which also leads to a modern kitchen/breakfast room. The bespoke fitted kitchen gives ample storage and fitted appliances.

There are two double bedroom overlooking the front of the house and a further single bedroom which includes fitted wardrobes. The shower room is fully tiled and modern. The rear garden is in excess of 100ft and includes a large patio, lawn, mature shrubs and is south facing. Additionally there is a garage, off street parking and access to local transports links, M25, M11. This rare opportunity available to view immediately, call our sales team to arrange on 0203 937 7733.



Council Tax Band: F



CAPLEN

CAPLEN

Living/Dining Room  
18'2" x 13'1"

Kitchen  
11'9" x 11'1"

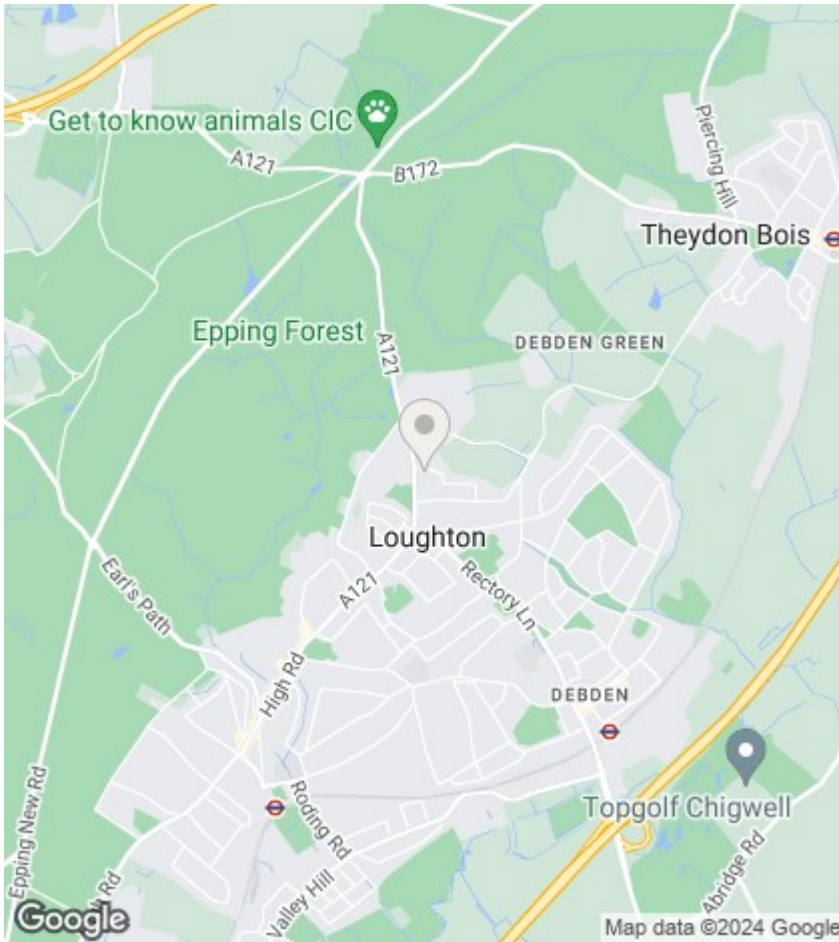
Bedroom 1  
11'10" x 11'1"

Bedroom 2  
11'10" x 9'10"

Bedroom 3  
9'10" x 8'1"

Garage  
16'3" x 8'3"

Garage  
114'10" x 49'2"



## Directions

## Viewings

Viewings by arrangement only. Call 0203 937 7733 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	