



## Goldings Road, Loughton, IG10 2QN

Guide Price £700,000

- 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
- Guide Price £700,000 - £750,000



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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 bedrooms 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 transport links, M25, M11. This rare opportunity available to view immediately, call our sales team to arrange on 0203 937 7733.



Council Tax Band: F



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

Kitchen  
11'9" x 11'1"

Bedroom 1  
11'10" x 11'1"

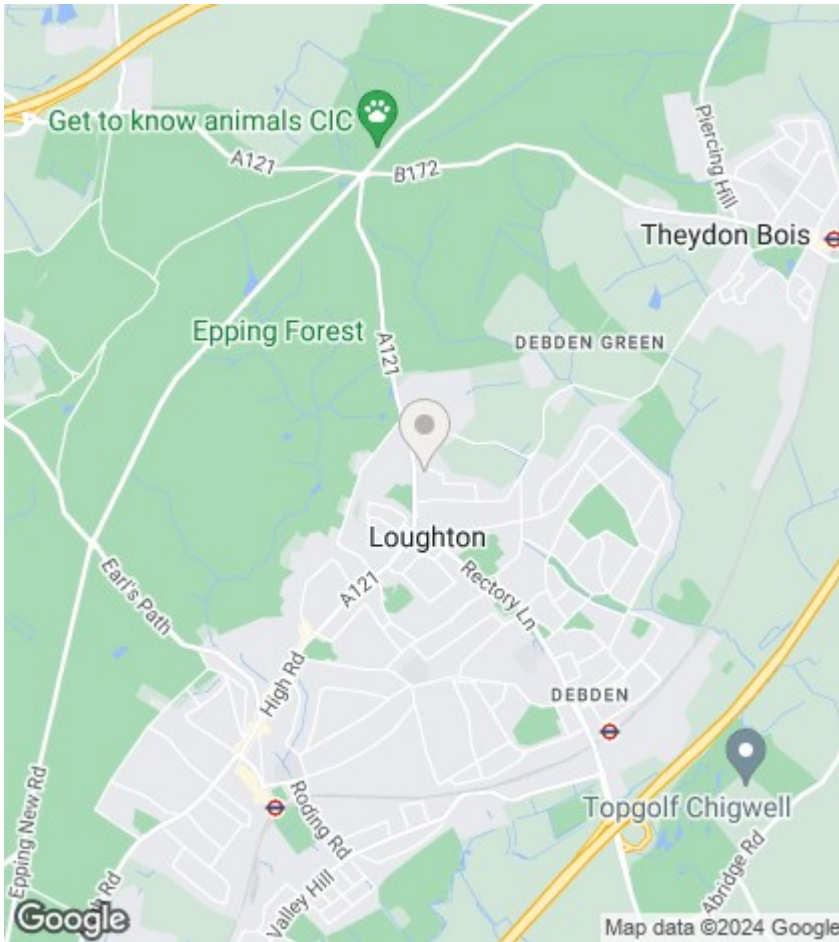
Bedroom 2  
11'10" x 9'10"


Bedroom 3  
9'10" x 8'1"

Main Shower Room  
8'1" x 7'4"

Garage  
16'3" x 8'3"

Garden  
114'10" x 49'2"



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

EPC Rating

D

Council Tax Band

F

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

**Ground Floor**

Main area: approx. 91.4 sq. metres (983.4 sq. feet)  
Plus garage, approx. 12.3 sq. metres (134.6 sq. feet)

