



Goldings Road, Loughton, IG10 2QN

Guide Price £600,000

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

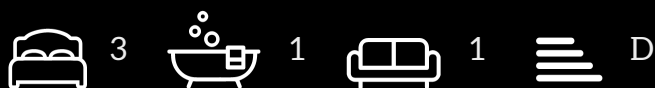
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Caplen Estates welcome the opportunity to purchase this three bedroom detached Bungalow which is situated within a prime road, based in Loughton.

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
5.54 x 4 (18'2" x 13'1")

Kitchen
3.6 x 3.4 (11'9" x 11'1")

Bedroom 1
3.62 x 3.4 (11'10" x 11'1")

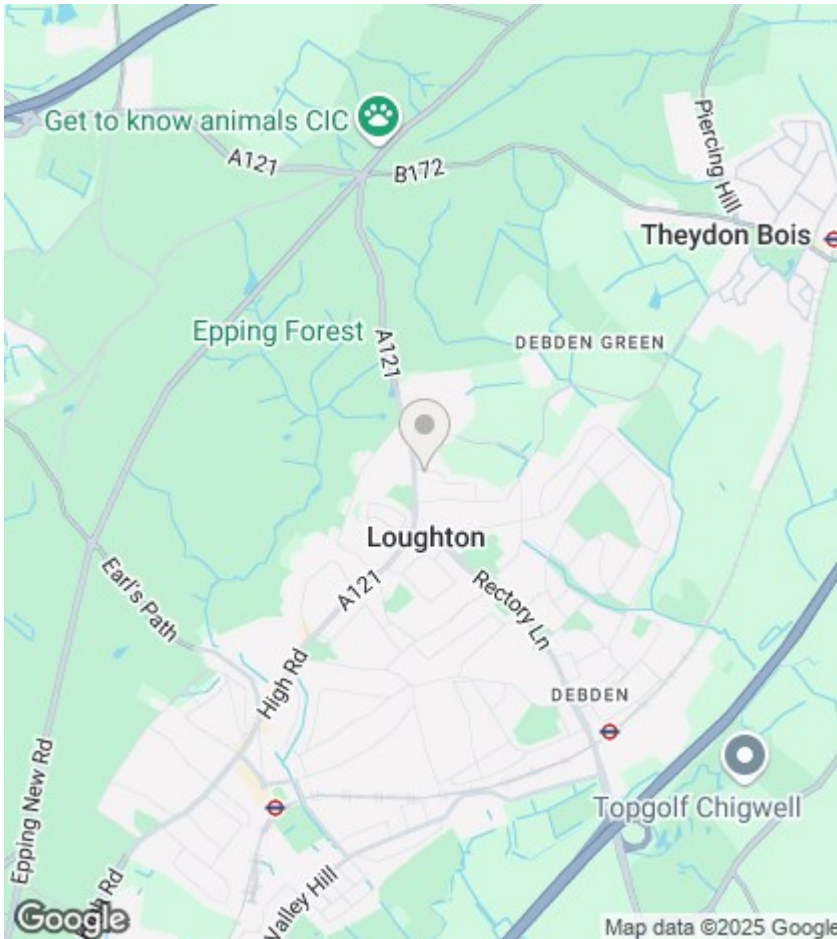
Bedroom 2
3.62 x 3 (11'10" x 9'10")

Bedroom 3
3 x 2.48 (9'10" x 8'1")

Main Shower Room
2.48 x 2.24 (8'1" x 7'4")

Garage
4.96 x 2.52 (16'3" x 8'3")

Garden
35.02 x 15 (114'10" x 49'2")



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

EPC Rating

D

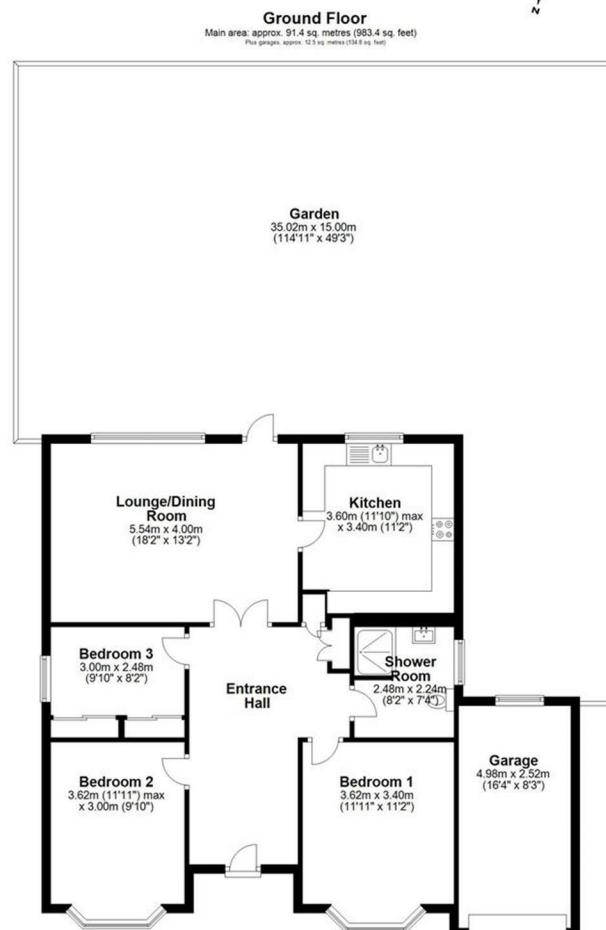
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Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.



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