



Woodland Road, Loughton, IG10 1HJ

Guide Price £850,000

- Chain Free
- Situated Within Walking Distance to Loughton Central Line
- Within Staples Road School Catchment
- Off Street Parking For Two Cars and Potential For More
- Two Large Reception Rooms & Ground Floor Shower Room.
- Epping Forest a Stone Throw Away
- Bespoke Kitchen with Diner
- Walking distance to Loughton High Road

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Nestled on the charming Woodland Road in Loughton, this delightful semi-detached house offers a perfect blend of character and modern living. Built in the 1920s, the property boasts a generous 1,303 square feet of well-appointed space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms. These versatile spaces can be tailored to suit your lifestyle, the rear reception offers access to a shower room.

The property features four spacious bedrooms, providing ample accommodation for families or those who desire extra space for guests or a home office, also offering a family bathroom.

Outside, the property offers parking for two vehicles, a valuable asset in this sought-after area. The surrounding neighbourhood is known for its friendly community and proximity to local amenities, including shops, schools, and Epping Forest, making it an excellent choice for families.

In summary, this semi-detached house on Woodland Road presents a wonderful opportunity to own a home with charming features, with a convenient location, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.



Council Tax Band: E



Reception One
3.99m x 3.71m (13'1" x 12'2")

Reception Two
4.27m x 3.71m (14' x 12'2")

Shower Room
2.67m x 2.41m (8'9" x 7'11")

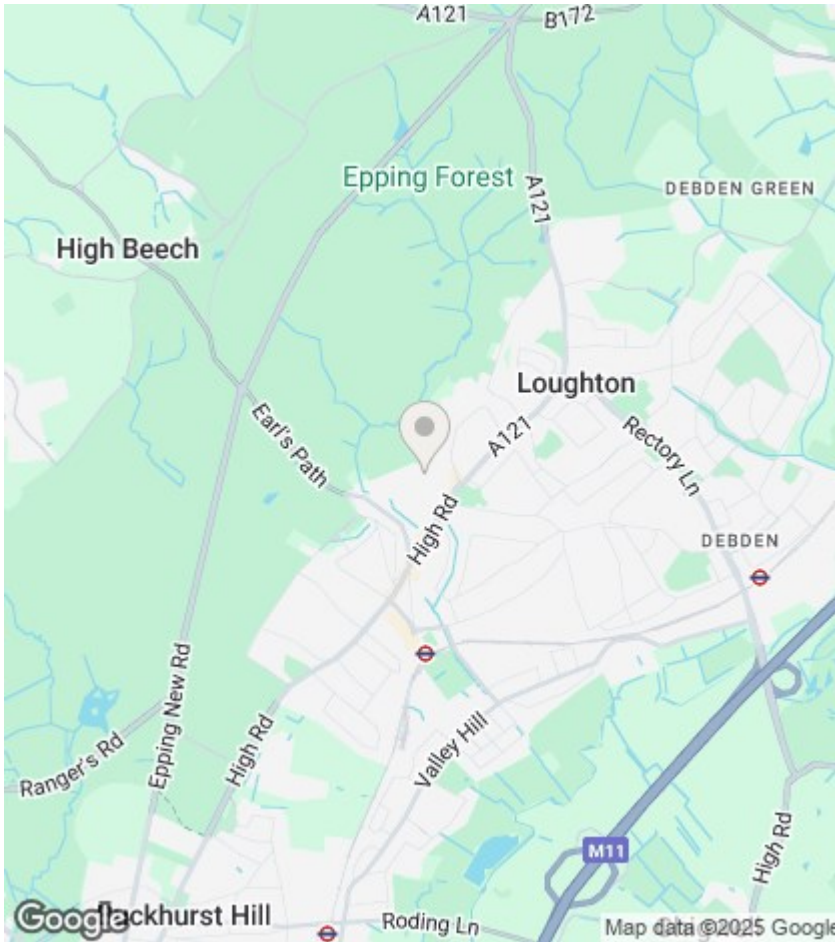
Kitchen/Breakfast Room
5.38m x 4.65m (17'8" x 15'3")

Bedroom One
5.16m x 3.99m (16'11" x 13'1")

Bedroom Two
3.71m x 3.43m (12'2" x 11'3")

Bedroom Three
4.95mx 1.85m (16'3"x 6'1")

Bedroom Four
2.82m x 2.77m (9'3" x 9'1")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating

D

Council Tax Band

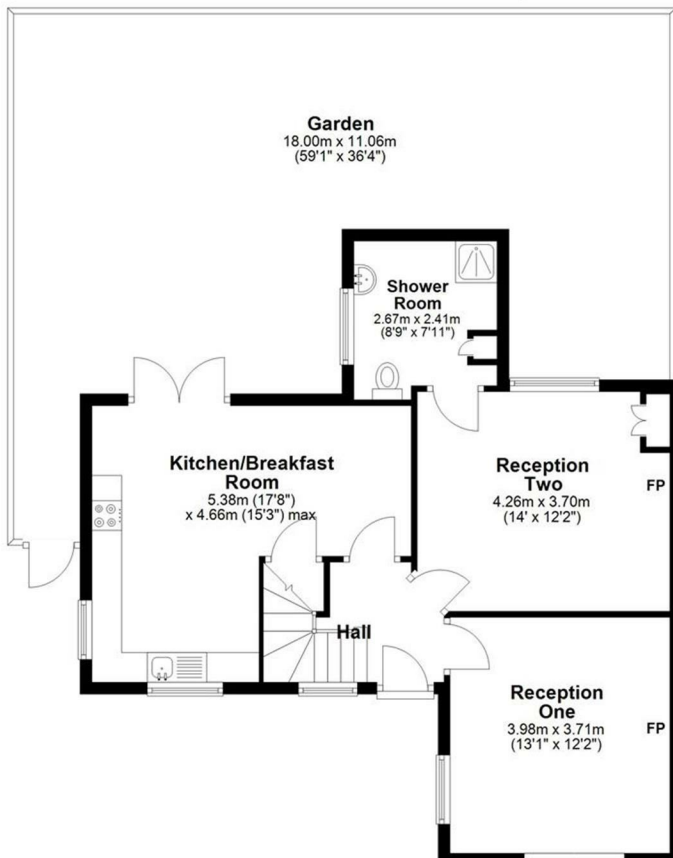
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Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Ground Floor
Approx. 63.4 sq. metres (682.8 sq. feet)



First Floor
Approx. 57.6 sq. metres (620.2 sq. feet)

