

# DURDEN & HUNT

INTERNATIONAL



## Goldings Hill, Loughton IG10

£1,150,000

- Four Bedroom Detached Bungalow
- Large Driveway For Multiple Car Parking
- Great Transport Links
- Eat In Kitchen And Dining Area
- Garage
- Family Bathroom And Additional En Suite Bathroom
- Garden With Raised Deck

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Four Bedroom Detached Bungalow - Family Bathroom And Additional En Suite Bathroom - Eat In Kitchen And Dining Area - Large Driveway For Multiple Car Parking - Garage - Garden With Raised Deck- Great Transport Links



Council Tax Band: F



Located in beautiful Loughton with plenty of green spaces all around, is where we find this contemporary detached bungalow. It boasts a wonderful floor plan with its four bedrooms, and two bathrooms, one being en suite. At the front of the property we find a large driveway with plenty of room for multiple car parking and a separate drop down driveway with a garage.

The large, light and bright entryway, invites us in to this lovely home, where we find the well designed, spacious living room, showcasing built in cupboards and beautiful windows. French doors lead out to the wonderful garden.

You will love spending time cooking and being with family in the large, modern eat in kitchen and dining area boasting plenty of cabinet and counter space, a breakfast bar and spotlights.

The primary bedroom features a wall of built in wardrobes and a modern en suite bathroom, whilst the second bedroom has wardrobes and a sliding door to the outside. The third room is currently being used as an office and the fourth offers flexibility.

The tranquil and beautifully garden has mature trees and a large raised patio making it the perfect location for dining alfresco and summer parties with family and friends.

This location further benefits from sought after local schools in addition to several highly regarded independent schools and has excellent transport links including the M11 M25 and Loughton and Debden's Central Line stations providing direct access to London.

Contact us today for a viewing!

Consumer Protection from Unfair Trading Regulations  
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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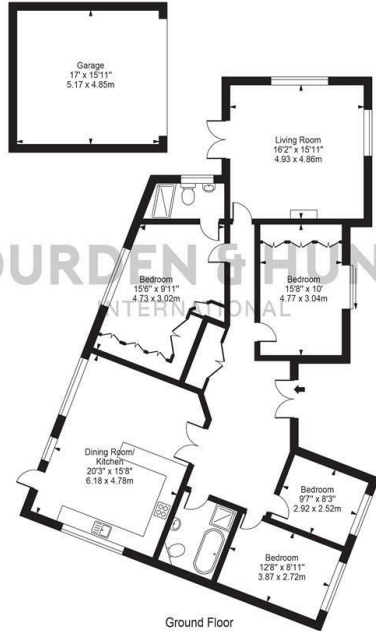
Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





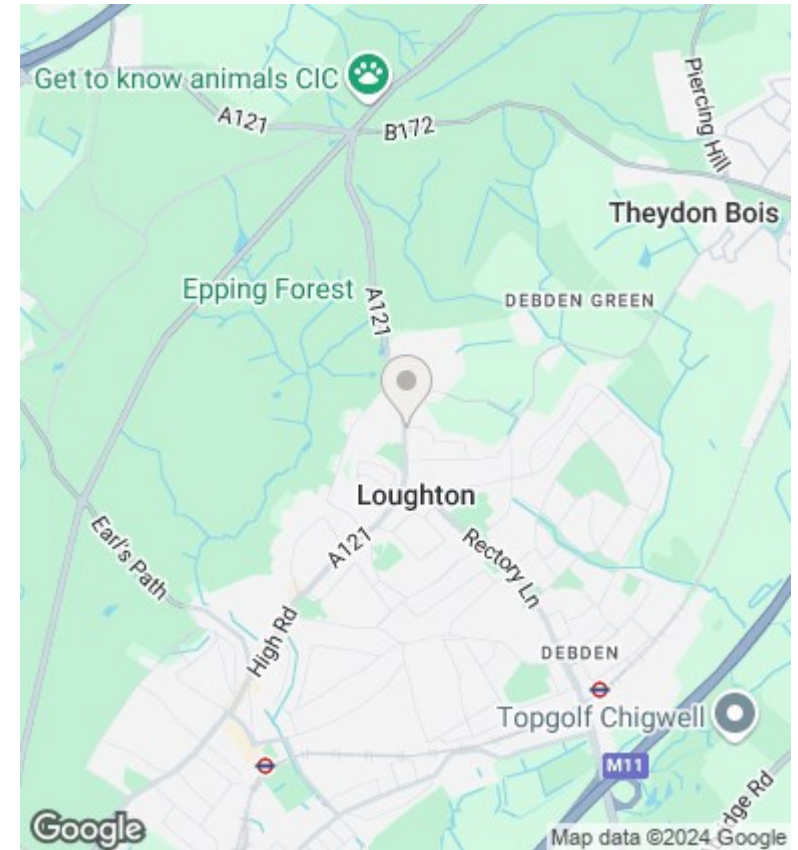


Goldings Hill Oak Tree Cottage  
 Approx. Total Internal Area 1836 Sq Ft - 170.61 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 270 Sq Ft - 25.07 Sq M



Ground Floor  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	