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## Northfield, Nursery Road, Loughton, IG10

\* Spacious 4 bedroom Detached House in sought after area in Loughton\* \*Private Driveway\*  
\*Walking distance to Central Line station and Loughton High Road\* \*Gas Central Heating\* \*Double  
Glazed\* \*Unfurnished\* \*Available 16th December\* \*EPC rating C\* Council Tax G

**Rent: £3,700 - Monthly**



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Spencer Munson is pleased to present this four-bedroom detached house in a sought after location off Nursery Road next to Epping Forest. The property has many benefits including a fully fitted family bathroom, downstairs cloakroom/W.C and an en-suite to the master bedroom which also has a walk-in wardrobe area. There is a spacious study room, playroom, and a utility room off the kitchen. The property is close to many local amenities being within walking distance of Loughton High Road with its boutiques, shops, cafes and restaurants and also the Central Line station with direct access to The City and West End of London with 24 hour service at weekends. The location is also great for schools being within walking distance of Staples Road Junior school, Oaklands Preparatory School and Roding Valley High School. Available 16th December. Unfurnished. EPC rating: C. Council Tax G

### Lounge

3.8m (12'6) x 7.1m (23'4)



### Dining Room

2.1m (6'11) x 4.2m (13'9)



### Study



**Kitchen**

2.4m (7'10) x 4.5m (14'9)

A kitchen with another separate kitchen/utility room with measurements of 1.2m (3'11) x 3.3m (10'10)



**Utility Room**



**Bedroom 1**

4.2m (13'9) x 4.6m (15'1)



**En-suite Bathroom**  
4m (13'1) x 2.1m (6'11)



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### Bedroom 2

4.1m (13'5) x 3.2m (10'6)



### Bedroom 3

3m (9'10) x 3.6m (11'10)



### Bedroom 4

3.9m (12'10) x 2.4m (7'10)



### Bathroom 2





**Exterior**

**Medium sized Garden**



**Garage space for 2 cars.**

**Parking**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		84	(69-80) <b>C</b>
(55-68) <b>D</b>	71		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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### Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.