



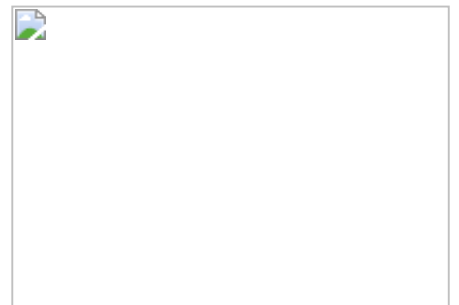
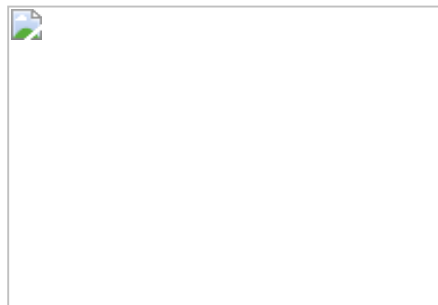
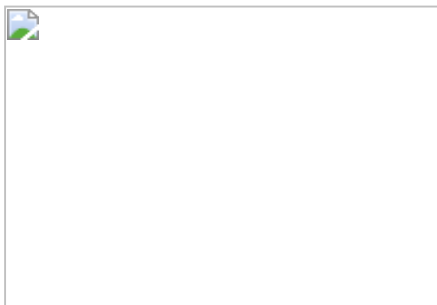
WHERE STANDARDS MATTER

Spencer Munson
128 High Road
Loughton IG10 4BE

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Website: spencermunson.co.uk



High Road, Loughton, IG10

** One bedroom annex ** ** INCLUDING utility bills ** ** Close to Loughton station ** ** Own courtyard garden ** ** Near to shops, bars and restaurants ** ** Kitchenette with appliances and shower room ** ** Unfurnished ** ** Available 13th April 2024 ! ** EPC rating: D

Rent: £1,295 - Monthly



The Annex, Loughton IG10

Living Room

4.24m (13'11) x 2.93m (9'7)



Kitchen

1.57m (5'2) x 1.32m (4'4)



Bedroom

4.27m (14'0) x 2.96m (9'9)



Bathroom

Shower Room



Courtyard



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		87
69-80 C		
55-68 D	67	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

A rare chance to rent a one bedroom annex including all utility bills situated just off Loughton High Road and therefore close to the shops, bars and restaurants, supermarkets including Sainsbury's, Morrisson's and M&S and within easy walking distance of Loughton Central Line station with 24 hour tube at the weekend; Spencer Munson are delighted to offer small but well balanced house with good size lounge, kitchenette, good size bedroom and shower room and kitchen with appliances including washing machine, fridge and freezer. There is

also a front courtyard garden which is well secluded by trees and fencing. The gas, electricity, water bills and contribution for council tax are included in the rent. Available 13th April 2024 unfurnished. EPC rating: D

The Annex, Loughton IG10

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.