



WHERE STANDARDS MATTER

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### **The Summit, Loughton, IG10**

**\*\* 4 BEDROOM DETACHED HOUSE \*\*\*\*\* KITCHEN/DINER\*\* \*\*LOUNGE\*\* \*\* GARDEN\*\* \*\* OFF ROAD PARKING \*\* \*\* GARAGE\*\* \*\* GOOD ACCESS TO LOUGHTON & DEBDEN SHOPS \*\* \*\* UNFURNISHED\*\* \*\* AVAILABLE 14TH JULY ON A MINIMUM 12 MONTHS TENANCY\*\* \*\* EPC Rating:C Council Tax:G \*\***

**Rent: £3,000 - Monthly**



## The Summit, Loughton, IG10

Reception 1



ground floor WC



Kitchen/Diner



Bedroom 1



En Suite



**Bedroom 2**



**Bedroom 3**





## The Summit, Loughton, IG10

**Bedroom 4**



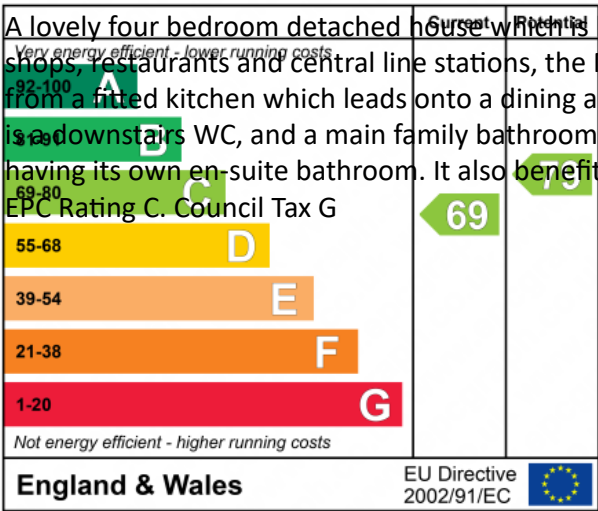
**Family Bathroom**



**Garage**



# Energy Efficiency Rating



# The Summit, Loughton, IG10



GROSS INTERNAL AREA  
FLOOR 1: 669 sq. ft. 62 m<sup>2</sup>; FLOOR 2: 689 sq. ft. 64 m<sup>2</sup>  
TOTAL: 1,358 sq. ft. 126 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 271 sq. ft. 25 m<sup>2</sup>, PATIO: 779 sq. ft. 72 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.