



### Abess Terrace, Loughton, IG10

**\*\* 3 BEDROOM MODERN HOUSE \*\*** \*\* Walking distance of Debden Broadway shops and station  
**\*\* \*\* Garage style carport \*\* \*\* Close to schools and Epping Forest College\*\* \*\* Garden \*\* \*\*  
 Well presented \*\* \*\* Double Glazed \*\* \*\* Available early March \*\* \*\* Unfurnished \*\* EPC rating:  
 C**

**Rent: £1,525 - Monthly**



## Abbess Terrace, Loughton IG10

Situated on The Rodings development, this modern house is a 14 minute walk of Debden central line station with direct access to Stratford (Westfield shopping, Olympic Park and links to the DLR and Mainline network) and onto The City and West End of London. It is also just over the road from local convenience shops and a short walk of The Broadway shops and cafés as well as convenient for Loughton High Road. Nearby are Junior and Secondary schools as well as Epping Forest college. This three bedroom mid terrace property offers a fitted kitchen with dining area, good size lounge with doors to the rear garden, ground floor cloakroom. It also benefits from en-suite to master bedroom, family bathroom, gas central heating, double glazing and a garage style carport. Well presented throughout. Unfurnished. Available early March. EPC rating: C

### Lounge

4.66m (15'3) x 3m (9'10)



### Kitchen/diner

4.31m (14'2) x 2.53m (8'4)



### Cloakroom/wc

### Bedroom One

3.21m (10'6) x 2.57m (8'5)



### En suite shower room



### Bedroom Two

2.91m (9'7) x 2.46m (8'1)



**Bedroom Three**

2.18m (7'2) x 2.01m (6'7)



**Bathroom/wc**



# Abess Terrace, Loughton IG10

## Exterior



## Garden

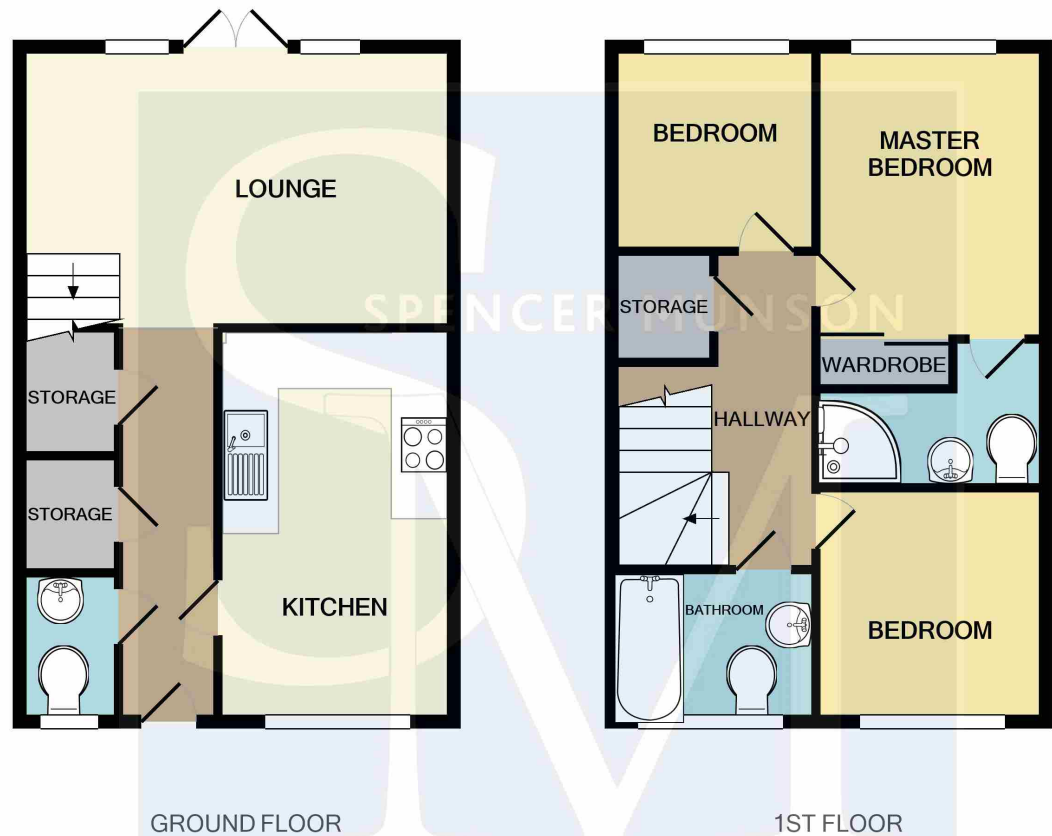
## Garage style carport

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>		<b>91</b>	(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>78</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(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.

## Abbess Terrace, Loughton IG10



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021

### **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.