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### Beech Close, Loughton, IG10

**\*\* TWO BEDROOM TERRACED HOUSE \*\* \*\* OFFERED CHAIN FREE\*\* \*\* LIVING ROOM WITH DIRECT ACCESS TO GARDEN \*\* \*\* FITTED KITCHEN \*\* \*\* MODERN SHOWER ROOM\*\* \*\* LARGE DOUBLE BEDROOM \*\* \*\* GARAGE EN-BLOCK INCLUDED\*\* \*\* COUNCIL TAX BAND D \*\* \*\* EPC RATING C \*\***

**Asking Price £395,995 (F)**



## Beech Close, Loughton, IG10

### Reception 1



### Kitchen



### Bedroom 1



### Bedroom 2



### Bathroom



Rear Garden



Garage  
Garage



Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| 92-100 A                                    |         |           |
| 81-91 B                                     |         |           |
| 69-80 C                                     | 75      | 81        |
| 55-68 D                                     |         |           |
| 39-54 E                                     |         |           |
| 21-38 F                                     |         |           |
| 1-10 G                                      |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC

Spencer Munson are pleased to offer you this two bedroom terraced house in Loughton, This property features a good sized reception room with direct access into the garden, a separate fitted kitchen downstairs, two good sized bedroom with fitted wardrobes in the master bedroom and a modern shower room. Garage En-Block Included. This property is ideally located and is 0.6 miles from Debden Station and walking distance to shops. Offered as Chain free. EPC Rating C Council tax band D

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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. 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.