

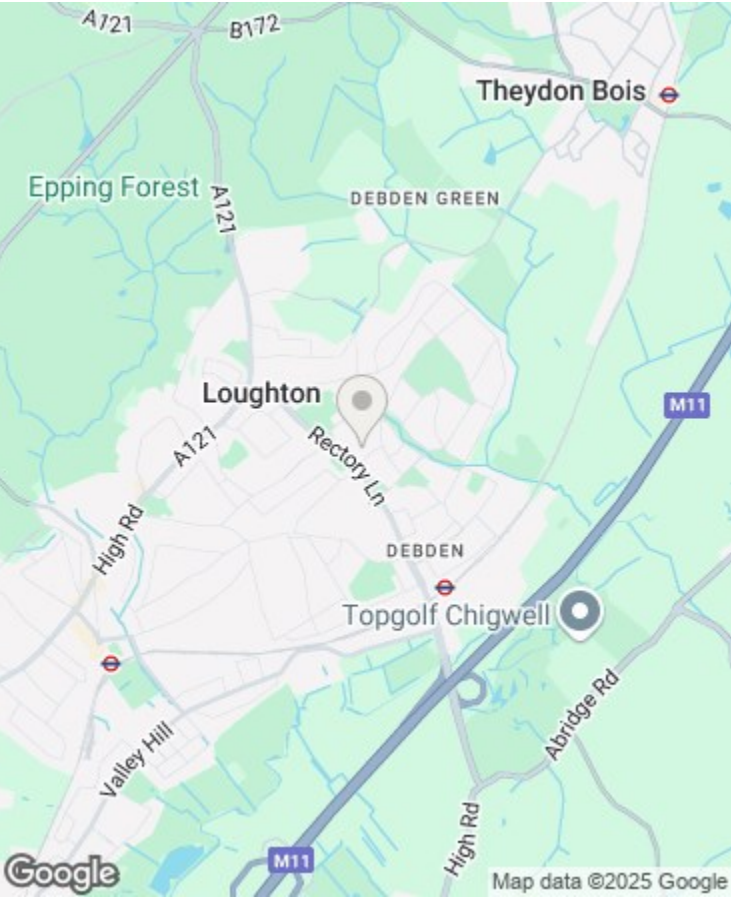
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

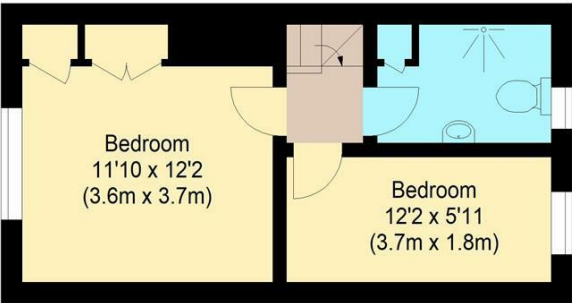
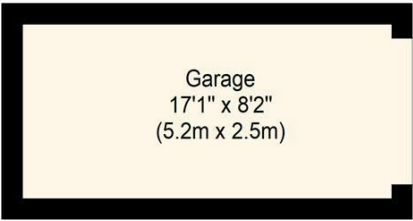
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



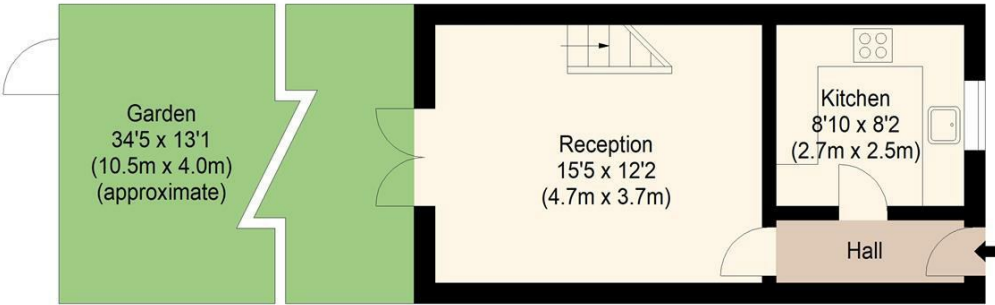
9 Beech Close, Loughton, IG10 2PH

Guide Price £425,000

- Chain free two-bedroom terraced home
- Bright and spacious reception room with garden access
- Separate modern kitchen with good storage
- Contemporary family bathroom
- Short walk to Debden Underground Station (Central Line)
- Garage en-bloc included
- Private rear garden, ideal for outdoor living
- Two well-proportioned bedrooms
- Quiet residential location on Beech Close, Loughton
- Close to local shops, cafes, schools & Epping Forest



First Floor



Ground Floor

william rose
Beech Close, IG10

Approximate Gross Internal Floor Area : 56.20 sq m / 605 sq ft
Approximate Gross Garage Area : 13.01 sq m / 140 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 19/6/2022

9 Beech Close, Loughton IG10 2PH

A well-presented two-bedroom terraced home located on a quiet cul-de-sac in Loughton, offered chain free and benefiting from a garage en-bloc. The property features a bright reception room with direct garden access, a separate kitchen, two bedrooms, and a modern bathroom. Ideally situated within walking distance of Debden Station (Central Line), local shops, schools, and Epping Forest, this home is perfect for first-time buyers, downsizers, or investors.

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Council Tax Band: D

