



**Borders Lane, Loughton**  
**Asking Price £250,000**



**MILLERS**  
ESTATE AGENTS

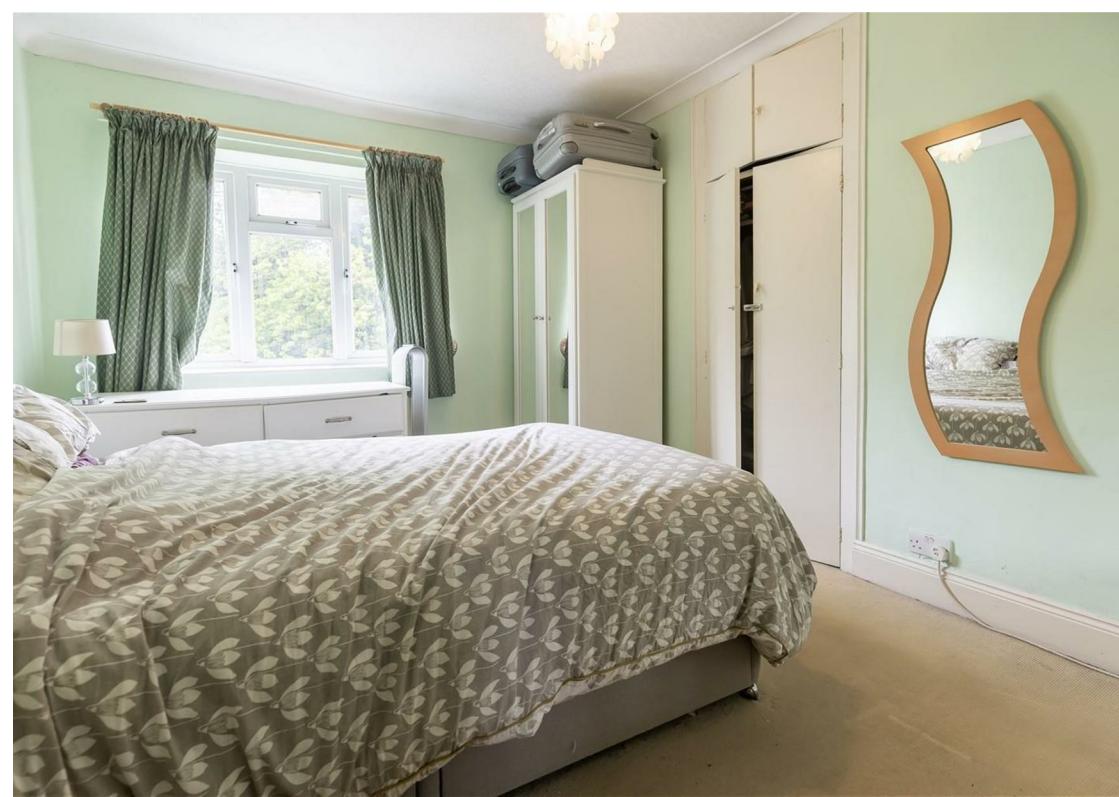
\* NO ONWARD CHAIN \* FIRST FLOOR  
FLAT \* ONE BEDROOM \* OWN REAR  
GARDEN \*  
\* GAS CENTRAL HEATING \* SPACIOUS  
ACCOMMODATION THROUGHOUT \*

Nestled in the charming area of Borders Lane, Loughton, this delightful first-floor flat offers a perfect blend of comfort and convenience. With one spacious bedroom, this purpose-built flat is ideal for individuals or couples seeking a tranquil living space. The well-proportioned reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is its own private rear garden, a rare find in flat living. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air in a peaceful setting.

The flat is conveniently located, making it easy to access both Debden and Loughton Stations, which are just a short distance away. This excellent transport link ensures that commuting to London or exploring the surrounding areas is both simple and efficient.

In summary, this one-bedroom flat on Borders Lane presents a fantastic opportunity for those looking for spacious accommodation in a desirable location. With its own garden and proximity to local transport, it is a perfect choice for modern living. Do not miss the chance to make this lovely flat your new home.





### Entrance Hall

### Bathroom

9'7 x 5'2 (2.92m x 1.57m)

### Living Room

14'8" x 12'3" (4.47m x 3.73m)

### Kitchen/Breakfast Room

8'1" x 11'2" (2.46m x 3.40m)

### Bedroom 1

9'5" x 12'1" (2.87m x 3.68m)

### Balcony

7'8" x 6'0" (2.34m x 1.82m)

### Utility Area

5'7" x 3'0" (1.71m x 0.92m)

### EXTERIOR

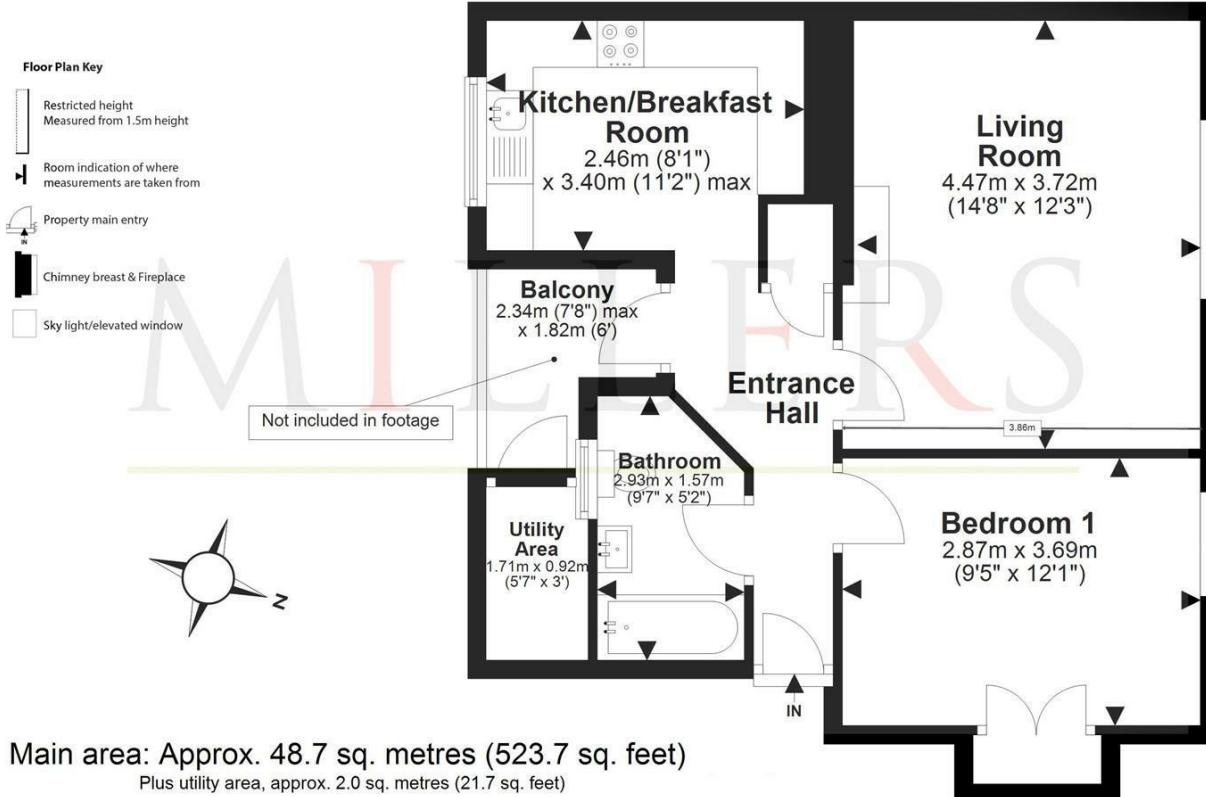
### Rear Garden

48'7 x 28'0 (14.81m x 8.53m)



## First Floor

Main area: approx. 48.7 sq. metres (523.7 sq. feet)  
Plus utility area, approx. 2.0 sq. metres (21.7 sq. feet)



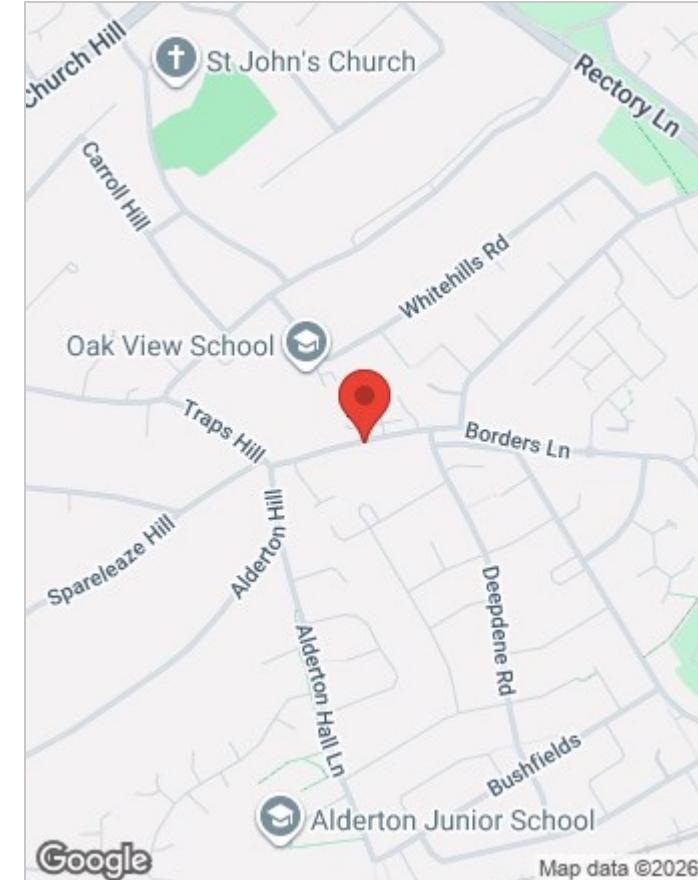
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Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

## Viewing

Please contact our Millers Office on 01992 560555  
if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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