



WHERE STANDARDS MATTER

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### **Barncroft Road, Loughton, IG10**

A modern two bedroom maisonette with gas central heating and double glazing situated conveniently for commuting from Loughton Central Line Station and access to the M11 and 'A' road networks. The property benefits from modern fitted kitchen, good size lounge leading onto a private garden, off street parking, two good size bedrooms and is in close proximity to Loughton shops bars and restaurants. Available 21st July 2026. EPC Rating C Council Tax Band C

**Rent: £1,995 - Monthly**



## Barncroft Road, Loughton, IG10

### Lounge

3.15m (10'4) x 5.03m (16'6)



### Kitchen

2.03m (6'8) x 3.14m (10'4)



### Bedroom One

3.15m (10'4) x 3.75m (12'4)



### Bedroom Two

2.62m (8'7) x 2.69m (8'10)



### Bathroom

1.03m (3'5) x 3.14m (10'4)



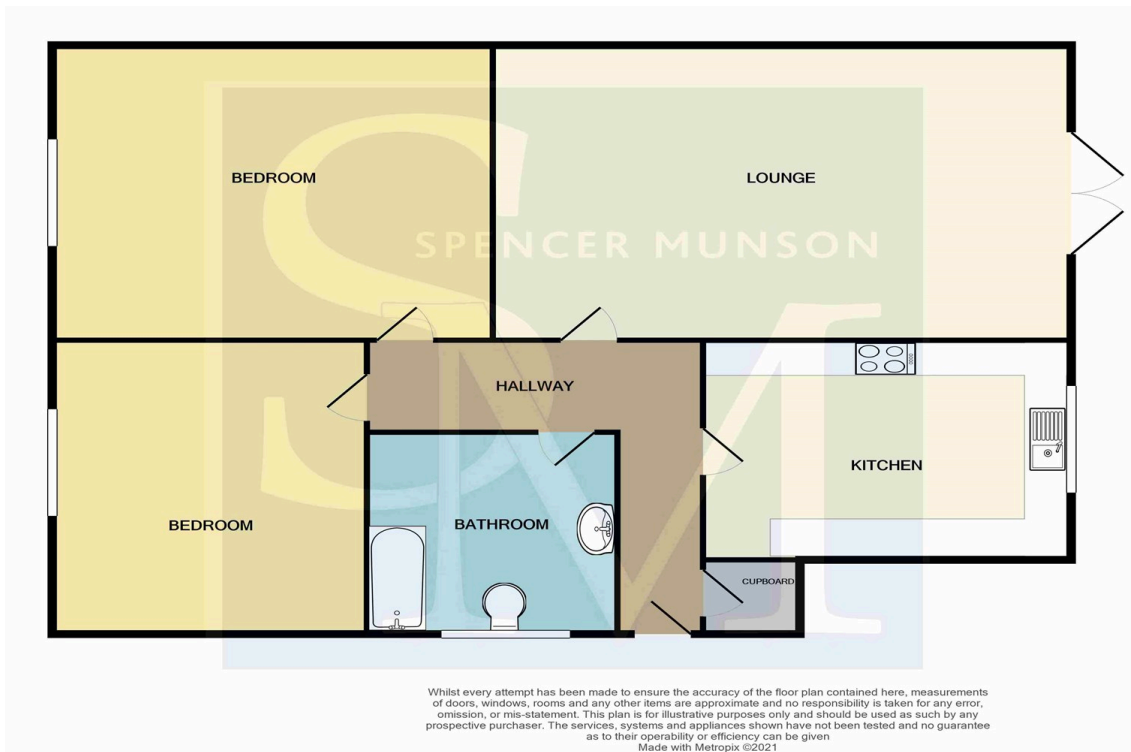
**Garden**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	69	77
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-40 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.