



CHURCHILL
estates



Catherine Close,
Loughton

Asking Price £800,000

Tenure : Freehold

Floor Area : 1496.00 sq ft

Local Authority : Epping Forest

Council Tax Band : F

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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 	



This well-presented four-bedroom detached home offers around 1,496 sq. ft. of living space and is set in a popular part of Loughton, making it an excellent choice for families looking to settle in a well-connected area.

The property offers a spacious and practical layout, with a kitchen/breakfast room, separate utility room, a bright living room, dining room and conservatory, giving plenty of space for both everyday family life and entertaining. A downstairs WC adds further convenience.

Upstairs are four well-proportioned bedrooms, including the main bedroom with its own en-suite, along with a family bathroom serving the remaining bedrooms.

Outside, the rear garden is private, safe and secure, making it a great space for children to play or for enjoying time outdoors with family and friends. The property also benefits from a driveway and garage, providing off-street parking and additional storage.

Loughton's High Road is just a short walk away, offering a fantastic mix of cafés, restaurants, supermarkets and independent shops. There are also several well-regarded schools nearby, including Roding Valley High School, making this a great location for growing families.

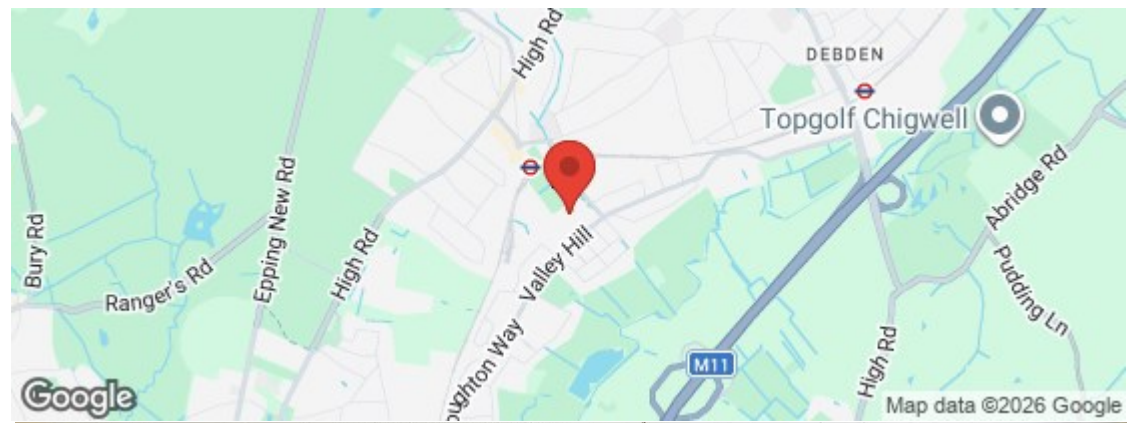
With its spacious accommodation, practical layout and excellent location, this is a home that's easy to imagine living in from day one.







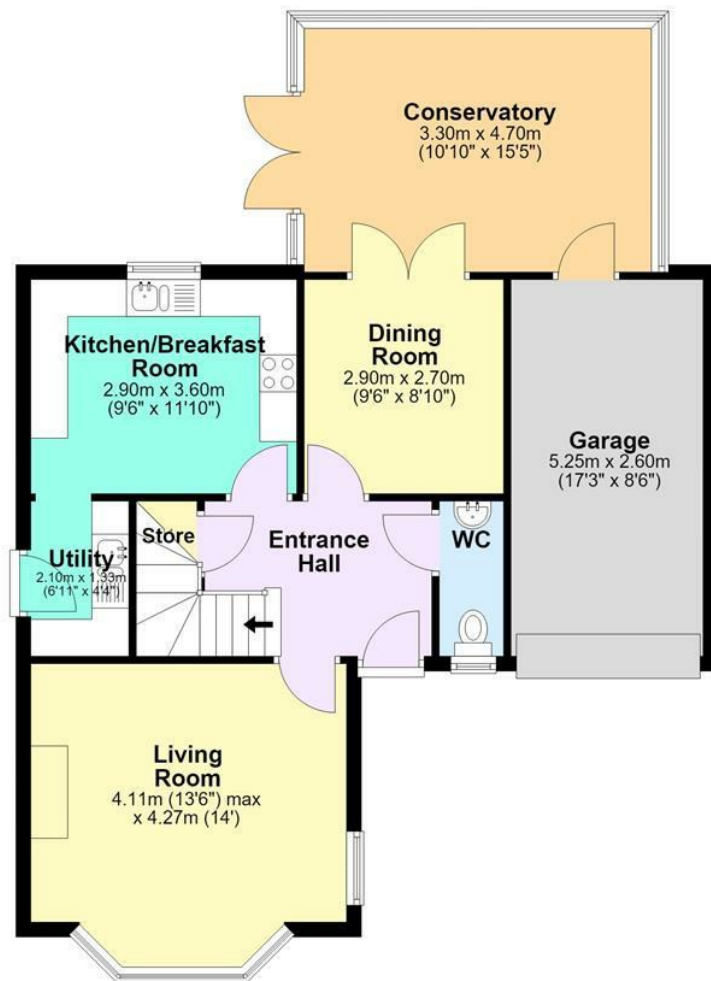
- £800,000
- Garage
- Loughton Central Line Station moments away
- Spacious living area
- Driveway parking
- Four bedroom detached home
- Master bedroom with en-suite
- Close to Loughton High Street
- 1496 sq. feet of internal accommodation
- Quiet cul-de sac





Ground Floor

Approx. 78.7 sq. metres (846.7 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.3 sq. feet)



Total area: approx. 139.0 sq. metres (1496.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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