



WHERE STANDARDS MATTER

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### **Alderton Hall Lane, Loughton, IG10**

Spencer Munson is pleased to offer you this three bedroom terraced house with an attractive private garden. The property is situated in-between Loughton and Debden station making it easy access to both stations. The property is in an ideal location for both Junior and secondary schools. The property benefits from having two double bedroom bedrooms, a good sized single. Separate Kitchen to Living Room, gas central heating and double glazing. This property is available now. EPC: D. Council Tax D

**Rent: £2,050 - Monthly**



## Alderton Hall Lane, Loughton, IG10

### Lounge

3.41m (11'2) x 3.96m (13')



### Kitchen

2.56m (8'5) x 3.99m (13'1)



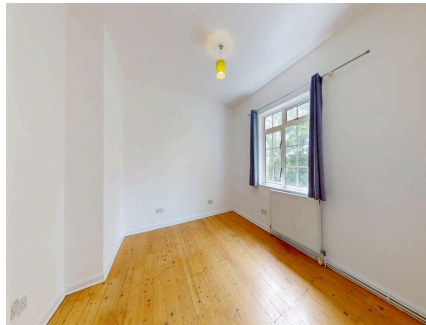
### Bedroom 1

2.73m (8'11) x 2.96m (9'9)



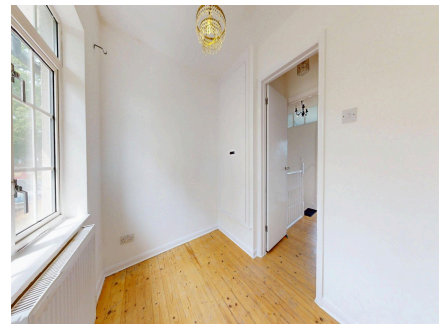
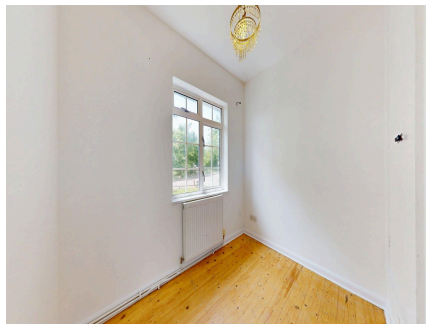
### Bedroom 2

3.07m (10'1) x 3.59m (11'9)

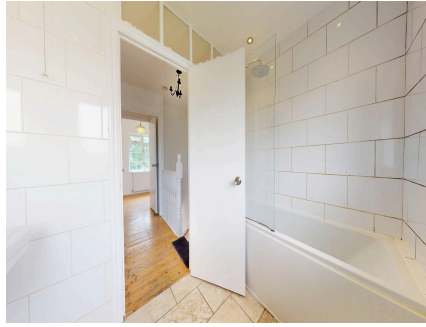


### Bathroom 3

1.77m (5'10) x 2.42m (7'11)



**Bathroom**



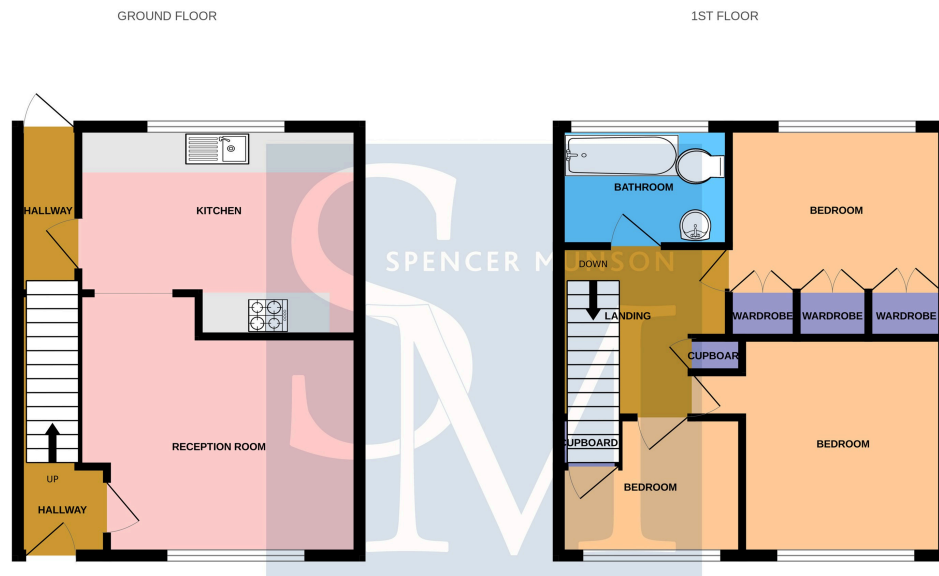
**Garden**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		88
69-80 <b>C</b>		
55-68 <b>D</b>	67	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<small>Not energy efficient - higher running costs</small>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.