



**CHURCHILL**  
estates

# Monksgrove, Loughton

Asking Price £400,000

Tenure : Freehold

Floor Area : 993.00 sq ft

Local Authority : Epping Forest

Council Tax Band : C

Bedrooms : 3

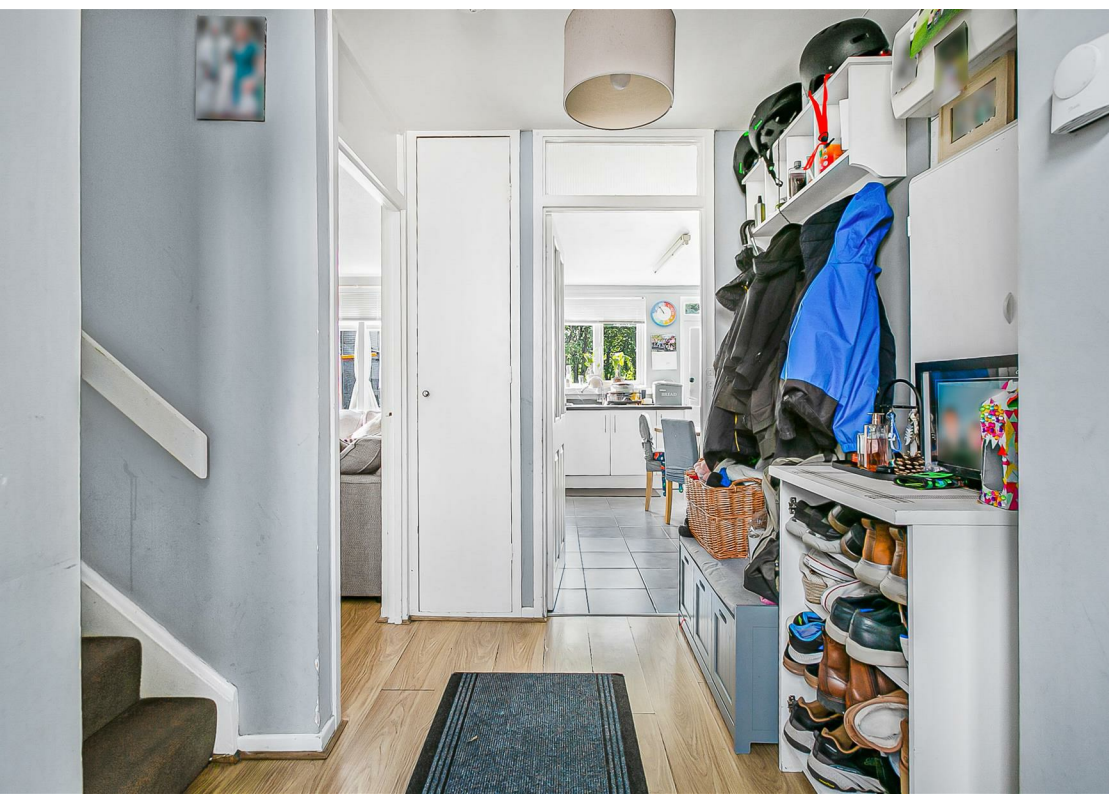
Receptions : 1

Bathrooms : 1



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Located in Monksgrove, Loughton, this delightful three-bedroom link semi-detached house spanning 993 square feet boasts a spacious living room and a well-appointed kitchen diner, complete with a separate utility space.

You are just a short walk from Debden Central Line station, providing excellent transport links to London and beyond. Local amenities are also within easy reach, ensuring that all your daily needs are met without hassle.

One of the standout features of this property is its south-facing garden, which promises plenty of sunlight throughout the day and features rear access.

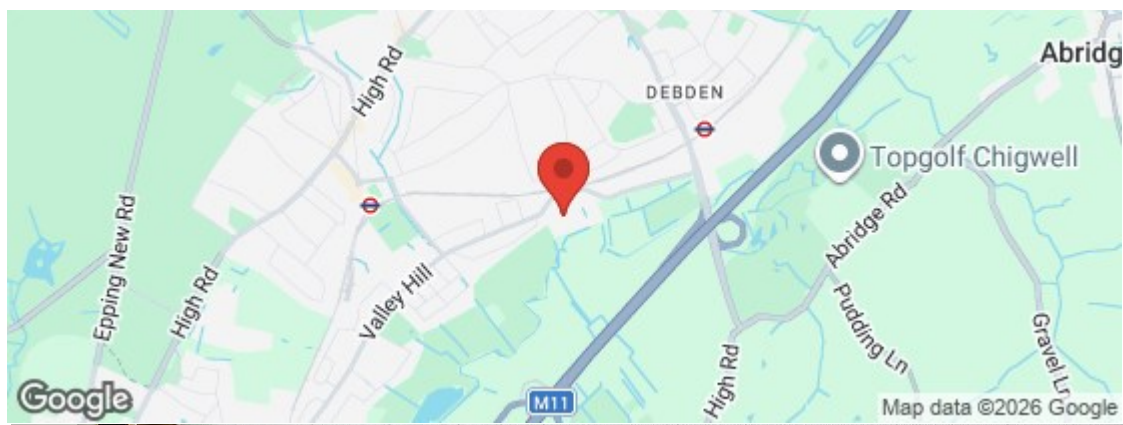
The first floor features three generously sized bedrooms and a family bathroom serves this level. Additionally, the property includes a convenient downstairs WC and is being offered chain free, allowing for a smooth and straightforward purchase.







- Link semi detached
- South facing garden with rear access
- Kitchen with convenient utility cupboard
- Chain free
- Short walk to Debden central line station and local amenities
- Three bedrooms
- Spacious living room
- Downstairs WC
- Family bathroom
- Ample storage throughout

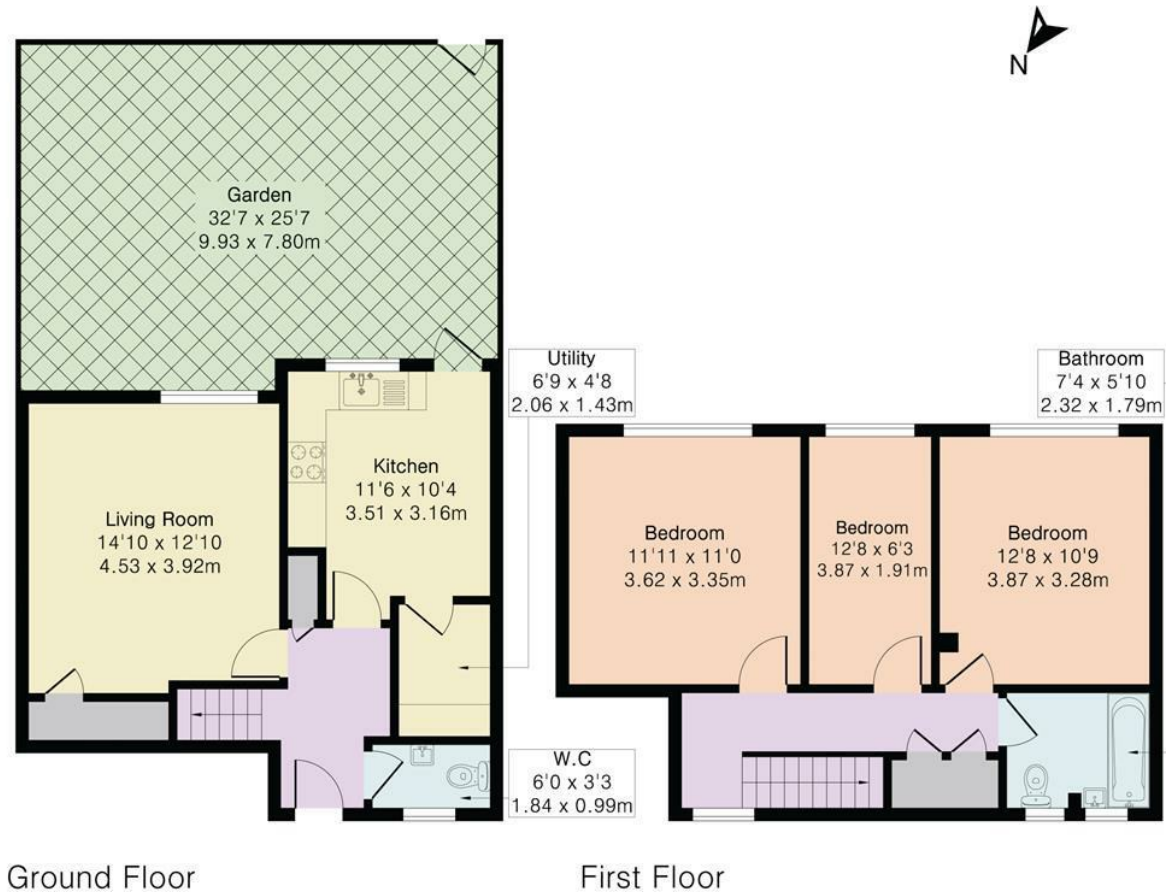




# Approximate Gross Internal Area 993 sq ft - 92 sq m

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 530 sq ft – 49 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Email [buckhursthill@wearechurchills.co.uk](mailto:buckhursthill@wearechurchills.co.uk)

To view call **0208 504 2222**

