



- TUNNEL TERRACE
- THREE BEDROOMS
- KITCHEN/DINER
- LOUNGE

Willingale Road, Loughton, IG10 2BX

PRICE: £525,000 FREEHOLD

Being offered CHAIN FREE an opportunity to purchase this impressive and much improved extended three bedroom tunnel terrace residence being within the catchment area for Davenant School and walking distance of Debden underground station. An internal viewing is strongly recommended.



## Property Description

Since being the sellers ownership the property has undergone many improvements which include extensions to both front and rear elevations, windows, electrics and ground floor WC.

The property is ideally located for schools for all ages and is within walking distance of Debden Broadway with a range of shops and eateries.

Junction 6 of the M11 is within easy access and for the commuter Debden underground station is within walking distance for direct access into central London.

Accommodation to the ground floor comprises a spacious lounge providing access to the light and airy fully integrated kitchen/diner with High Gloss wall and base units and Granite work surfaces. Double glazed doors provide access to the rear garden.

A guest WC and generous size hall complete the ground floor.

Accommodation to the first floor comprises three bedrooms and bathroom with underfloor heating and a modern three piece suite with shower enclosure.

Externally the rear garden has a paved Indian sandstone effect patio with path leading to rear, remainder laid to lawn, garden shed/storage and side pedestrian access.

The front exterior has parking for two vehicles.





### **CHARGES AND TENURE**

Council Tax Epping Forest District Council Band C

Tenure - Freehold

### **UTILITIES AND SUPPLIERS**

Electricity - Mains - E.ON

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - E.ON

Broadband - Various providers available

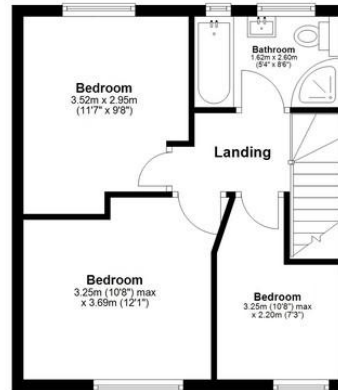
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**FOR ROOM SIZES PLEASE REFER TO FLOORPLAN**

**Ground Floor**  
Approx. 52.3 sq. metres (563.4 sq. feet)



**First Floor**  
Approx. 36.6 sq. metres (393.5 sq. feet)



**Outbuilding**  
Approx. 4.5 sq. metres (48.4 sq. feet)



Total area: approx. 93.4 sq. metres (1005.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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**Willingale Road**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		

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