



WHERE STANDARDS MATTER

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### Churchfields, Loughton, IG10

A character three bedroom semi detached house in the heart of Loughton within walking distance of Roding Valley High school and Loughton Central Line station with direct access to Stratford (Olympic Park, Westfield shopping and links to the DLR and mainline network) and onto The City and West End of London with 24 hour service at weekends. This family property is also within walking distance of Epping Forest, Loughton Leisure Centre and the High Road with its range of supermarkets, boutiques, shops, cafes, bars and restaurants. This lovely home has two reception rooms, kitchen, two double bedrooms with further single bedroom, bathroom and separate wc. There is an established rear garden and off street parking to the front. Offered unfurnished and available 23rd July 2026. EPC rating: D. Council Tax E

**Rent: £2,395 - Monthly**



## Churchfields, Loughton IG10

### Lounge

5.37m (17'7) x 3.34m (10'11)



### Dining room

5.12m (16'10) x 3.33m (10'11)



### Kitchen

3.3m (10'10) x 2.09m (6'10)



### Bedroom One

5.46m (17'11) x 3.34m (10'11) including built in wardrobe



### Bedroom Two

4.15m (13'7) x 3.3m (10'10)



**Bedroom Three**

3.28m (10'9) x 1.81m (5'11)



**Bathroom**

2.12m (6'11) x 1.48m (4'10)



**Separate wc**

1.32m (4'4) x .99m (3'3)

**Exterior**

## Churchfields, Loughton IG10

### Garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		78
55-68 <b>D</b>	59	
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	

### Double glazing

A character three bedroom semi detached house in the heart of Loughton within walking distance of Roding Valley High school and Loughton Central Line station with direct access to Stratford (Olympic Park, Westfield shopping and links to the DLR and mainline network) and onto The City and West End of London with 24 hour service at weekends. This family property is also within walking distance of Epping Forest, Loughton Leisure Centre and the High Road with its range of supermarkets, boutiques, shops, cafes, bars and restaurants. This lovely home has two reception rooms, kitchen, two double bedrooms with further single bedroom, bathroom and separate wc. There is an established rear garden and off street parking to the front. Offered unfurnished and available 23rd July 2026. EPC rating: D. Council Tax E

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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.