



Spencer Munson  
128 High Road  
Loughton IG10 4BE

Tel: 020 8502 2222

[loughton@spencermunson.co.uk](mailto:loughton@spencermunson.co.uk)  
Website: [spencermunson.co.uk](http://spencermunson.co.uk)



### Cheltenham Gardens, Loughton, IG10

Spencer Munson is pleased to offer you this Two bedroom first floor maisonette. This property has been redecorated throughout with new carpets. The property comprises of two double bedrooms, large lounge with a separate fitted kitchen and a family bathroom. The property also has a private rear garden, walking distance to local shops and amenities and a short walk to Loughton Central Line Station. Available now on a unfurnished basis EPC Rating D Council Tax Band C.

**Rent: £1,650 - Monthly**



# Cheltenham Gardens, Loughton, IG10

## Reception 1



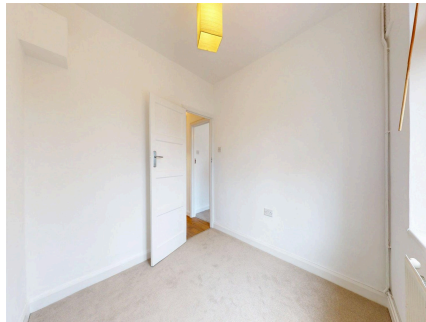
## Kitchen



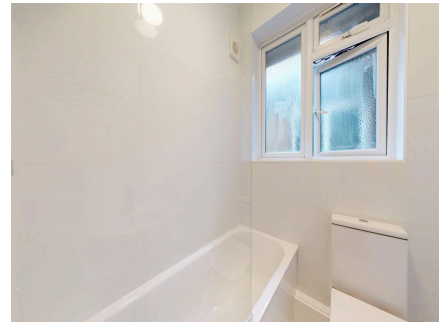
## Bedroom 1



## Bedroom 2



## Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		76
55-68 <b>D</b>	67	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.