MILLERS

LETTINGS



Goldings Road, Loughton, IG10 2QN

* NEWLY RENOVATED * THREE BEDROOMS * NEW KITCHEN & BATHROOM * CUL-DE-SAC LOCATION * PRIME LOCATION * 5 MINUTE DRIVE TO DEBDEN/LOUGHTON STATION *

Millers Lettings are delighted to present this beautifully presented three-bedroom terraced family home, ideally situated within a sought-after cul-de-sac location.

Beautifully maintained throughout, the property offers bright, spacious & versatile accommodation ideal for families & professional couples alike. The ground floor comprises a welcoming entrance hallway leading into a stylish open-plan kitchen/dining room, which seamlessly flows into the generous living area. Newly fitted carpets have been laid throughout, while large patio doors flood the space with natural light and provide direct access to the impressive rear garden.

The first floor offers three well-proportioned bedrooms, all bright and spacious, making them ideal as family bedrooms, guest accommodation or a home office. A contemporary, newly fitted family bathroom completes the upstairs accommodation. Externally, the property benefits from a substantial rear garden, featuring a generous patio area perfect for outdoor dining, alongside a large lawn extending to the rear, providing excellent space for children to play or for entertaining. Side access to the garden adds further practicality.

Located in a popular residential cul-de-sac, this fantastic home is within easy reach of local amenities, well-regarded schools and excellent transport links, making it an ideal choice for those seeking a comfortable family home in a convenient location.

* The property is AVAILABLE in AUGUST on an UNFURNISHED basis. *

Ideally situated in the heart of Loughton, the property enjoys easy access to a wide range of local amenities including Loughton High Road's selection of shops, cafés, restaurants and supermarkets along with Epping Forest walks. Excellent transport links are available via Loughton Underground Station (Central Line), providing direct access into London

3 1 1 E

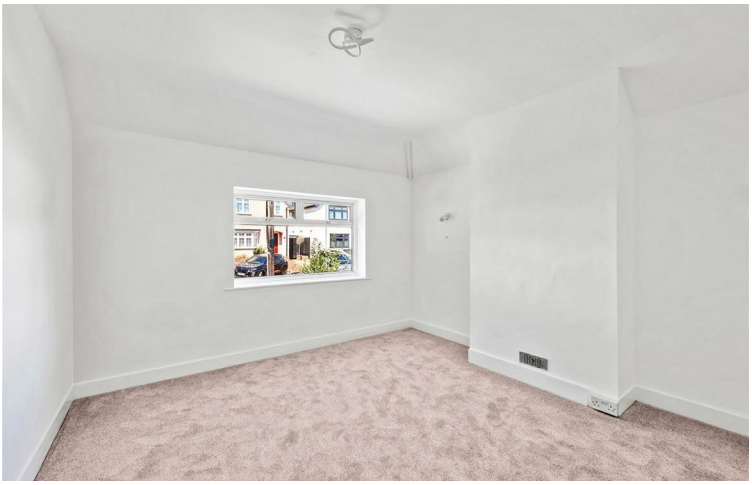
£2,500 Per Calendar Month

- NEWLY RENOVATED PROPERTY
- NEW TO THE LETTINGS MARKET
- DETACHED ACCOMMODATION
- THREE BEDROOM HOUSE
- QUIET CUL-DE-SAC
- LARGE REAR GARDEN
- ACCESS TO CENTRAL LINE
- AVAILABLE AUGUST 2026
- UNFURNISHED BASIS









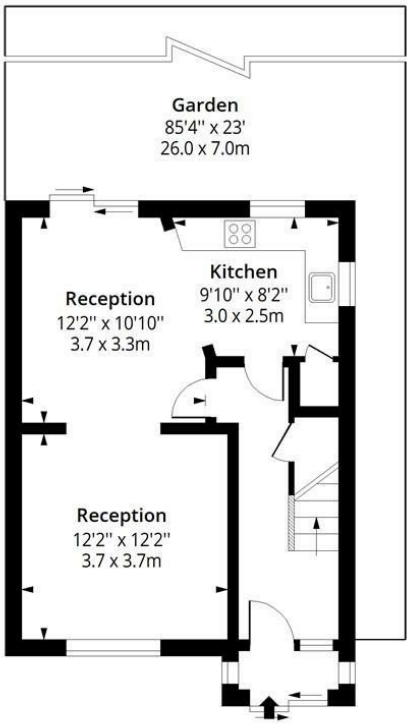


MILLERS

LETTINGS

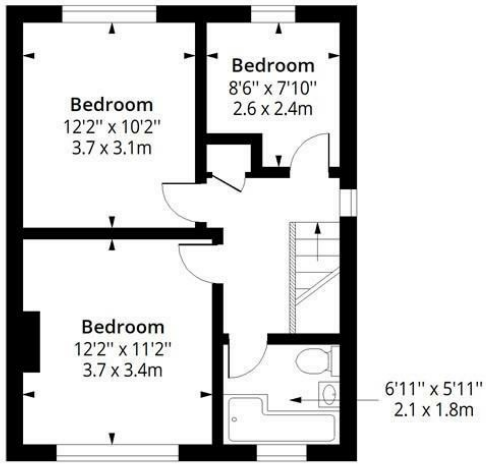
Goldings Road IG10

Approx. Gross Internal Area 950 Sq Ft - 88.25 Sq M



Ground Floor

Floor Area 484 Sq Ft - 44.96 Sq M



First Floor

Floor Area 466 Sq Ft - 43.29 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 30/7/2026

Property Dimensions

GROUND FLOOR	
Kitchen	9'10" x 8'2" (3.0 x 2.5)
Dining Room	12'1" x 10'9" (3.7 x 3.3)
Living Room	12'1" x 12'1" (3.7 x 3.7)
FIRST FLOOR	
Bedroom One	12'1" x 11'1" (3.7 x 3.4)
Bedroom Two	12'1" x 10'2" (3.7 x 3.1)
Bedroom Three	8'6" x 7'10" (2.6 x 2.4)
Bathroom	6'10" x 5'10" (2.1 x 1.8)

EXTERNAL	
Garden	85'3" x 22'11" (26.0 x 7.0)

TERM: A periodic tenancy is offered, with a long-term tenant preferred.

DATE : The earliest date that a successful client could move into the property will be the August 2026 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE : The property is available on an UNFURNISHED basis, although there are white goods.

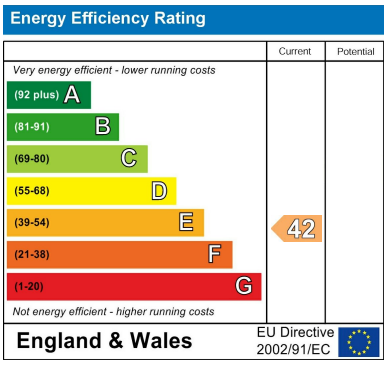
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts.

COUNCIL TAX: The council tax band is E



Directions





These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. “AI” may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

229 High Street, Epping, Essex, CM16 4BP
Tel: 01992 560555 | Email: m.warren@millersepping.co.uk
www.millersepping.co.uk