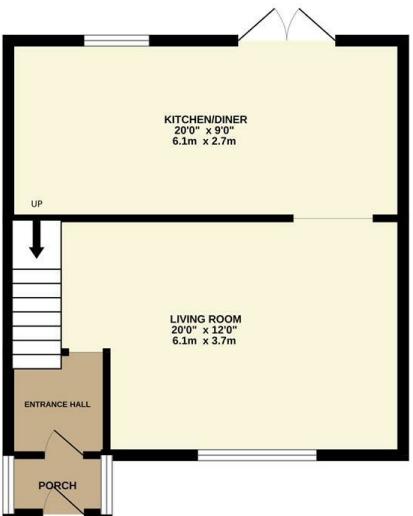
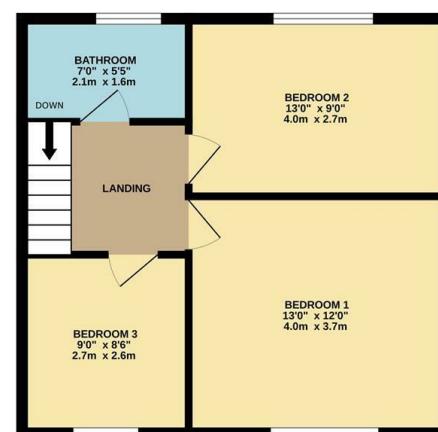




GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



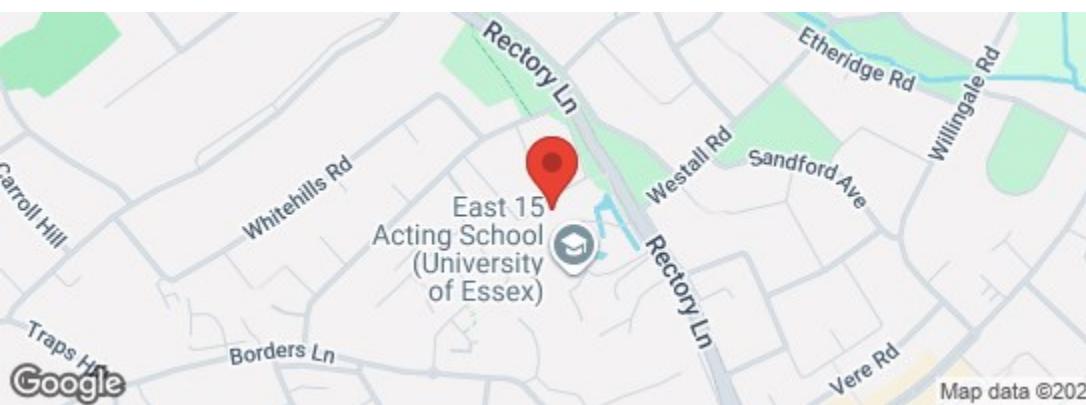
1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements do not include any porches, landings or stairs. There may be some minor inaccuracy in any dimensions or room areas. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62022

Council: Epping Forest | Council Tax Band: D | Floor Area: 861.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
estates

Hatfields, Loughton, IG10 1TJ
£2,200 Per Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



CHURCHILL
estates

Request a Viewing: **0208 504 2222**

Email: **buckhursthill@wearechurchills.co.uk**



As you step into the ground floor, you are greeted by a welcoming porch and a spacious entrance hall, setting the tone for the elegance that awaits within. The large lounge is perfect for cosy evenings, while the separate fully fitted kitchen/dining room is ideal for entertaining guests. Venturing to the first floor, you'll find two double bedrooms boasting fitted wardrobes, a comfortable single room, and a family bathroom designed for relaxation. The thoughtful layout of this property ensures both comfort and functionality for you and your family. Externally, the property offers off-street parking for multiple vehicles, side access for added convenience, and a private rear garden stretching approximately 40ft. Convenience is key with this property, located just 0.6 miles from Debden central line for easy commuting, within walking distance to amenities, and offering seamless vehicular access to the M11.

