



Borders Lane, Loughton

Asking Price £245,000



MILLERS
ESTATE AGENTS

* NO ONWARD CHAIN * FIRST FLOOR
FLAT * ONE BEDROOM * OWN REAR
GARDEN * GAS RADIATOR HEATING *
SPACIOUS ACCOMMODATION
THROUGHOUT *

Nestled in the charming area of Borders Lane, Loughton, this delightful first-floor flat offers a perfect blend of comfort and convenience. With one spacious bedroom, this purpose-built flat is ideal for individuals or couples seeking a tranquil living space. The well-proportioned reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is its own private rear garden, a rare find in flat living. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air in a peaceful setting. The flat is conveniently located, making it easy to access both Debden and Loughton Stations, which are just a short distance away. This excellent transport link ensures that commuting to London or exploring the surrounding areas is both simple and efficient.

In summary, this one-bedroom flat on Borders Lane presents a fantastic opportunity for those looking for spacious accommodation in a desirable location. With its own garden and proximity to local transport, it is a perfect choice for modern living. Do not miss the chance to make this lovely flat your new home.





FLOOR FLOOR

Entrance Hall

Living Room

14'8" x 12'3" (4.47m x 3.73m)

Kitchen Breakfast Room

8'1" x 11'2" (2.46m x 3.40m)

Bathroom

9'7" x 5'2" (2.92m x 1.57m)

Bedroom One

9'5" x 12'1" (2.87m x 3.68m)

Balcony

7'8" x 6'0" (2.34m x 1.82m)

Utility Area

5'7" x 3'0" (1.71m x 0.92m)

EXTERIOR

Rear Garden

48'7" x 28'0" (14.81m x 8.53m)

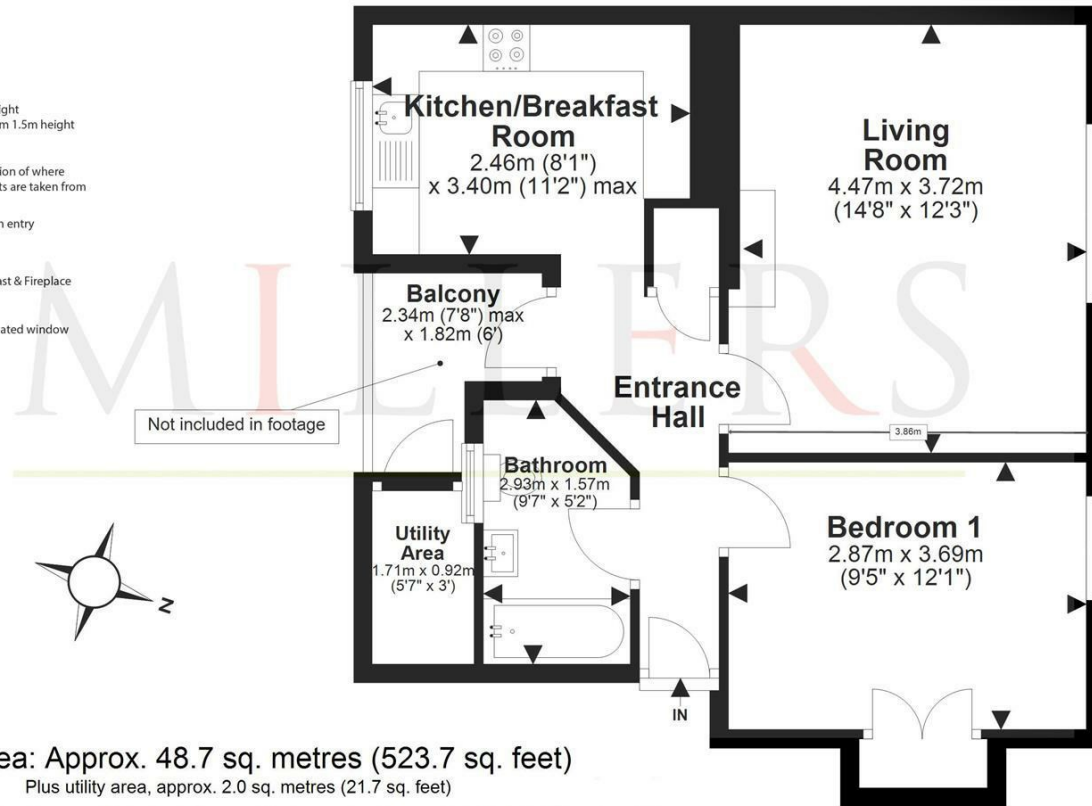


First Floor

Main area: approx. 48.7 sq. metres (523.7 sq. feet)
Plus utility area, approx. 2.0 sq. metres (21.7 sq. feet)

Floor Plan Key

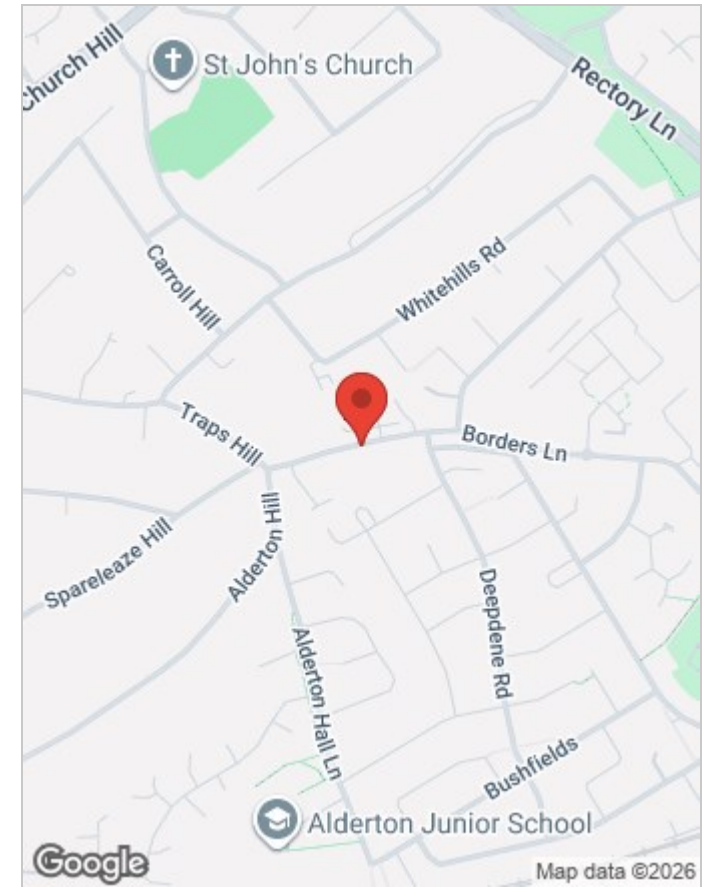
-  Restricted height
Measured from 1.5m height
-  Room indication of where
measurements are taken from
-  Property main entry
-  Chimney breast & Fireplace
-  Sky light/elevated window



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Plus utility area, approx. 2.0 sq. metres (21.7 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Millers Office on 01992 560555

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk