



Lushes Road, Loughton

Guide Price £425,000



MILLERS
ESTATE AGENTS

**** GUIDE PRICE £425,000 - £435,0000 ****
TERRACED FAMILY HOME ** TWO RECEPTION AREAS
**** CLOSE TO ALL AMENITIES ** 50' REAR GARDEN ****

Nestled on Lushes Road in the charming town of Loughton, this delightful mid-terrace family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,061 square feet, the property has been thoughtfully extended on the ground floor, providing ample space for family living.

Upon entering, you are greeted by a welcoming lounge featuring a lovely fireplace, creating a warm and inviting atmosphere. This space seamlessly flows into a fitted kitchen, which opens up to a bright dining room, complete with windows and a door that leads to the rear garden, making it ideal for entertaining or enjoying family meals.

The first floor comprises two/three bedrooms, including a master suite and a cleverly divided second bedroom currently offering two bedrooms tailored to meet the needs of a growing family. Additionally, a staircase leads from the third bedroom area to a generous loft space, currently utilised as a study area, offering a quiet retreat for work or leisure.

The exterior of the property is equally appealing, with a front garden adorned with mature shrubs and hedges, providing a sense of privacy. The rear garden features a covered patio area, perfect for al fresco dining, alongside a well-maintained lawn and two garden sheds for additional storage.

Situated in a good location, this home boasts easy access to the Central Line station, ensuring a swift commute to London, as well as proximity to the vibrant High Street shops. This property is an excellent opportunity for families seeking a comfortable and well-connected home in Loughton.





Lounge
16'9 x 12'6 (5.11m x 3.81m)

Kitchen
8'10 x 8'2 (2.69m x 2.49m)

Dining Room
13'1 x 8'10 (3.99m x 2.69m)

First Floor Landing

Bedroom One
11'10 x 10'6 (3.61m x 3.20m)

Bedroom Two
10'10 x 10'2 (3.30m x 3.10m)

Bedroom Three
11'2 x 8'10 (3.40m x 2.69m)

Loft Space
19'4 x 9'2 (5.89m x 2.79m)

Bathroom
5'11 x 5'3 (1.80m x 1.60m)

Separate WC
5'11 x 5'3 (1.80m x 1.60m)

EXTERIOR

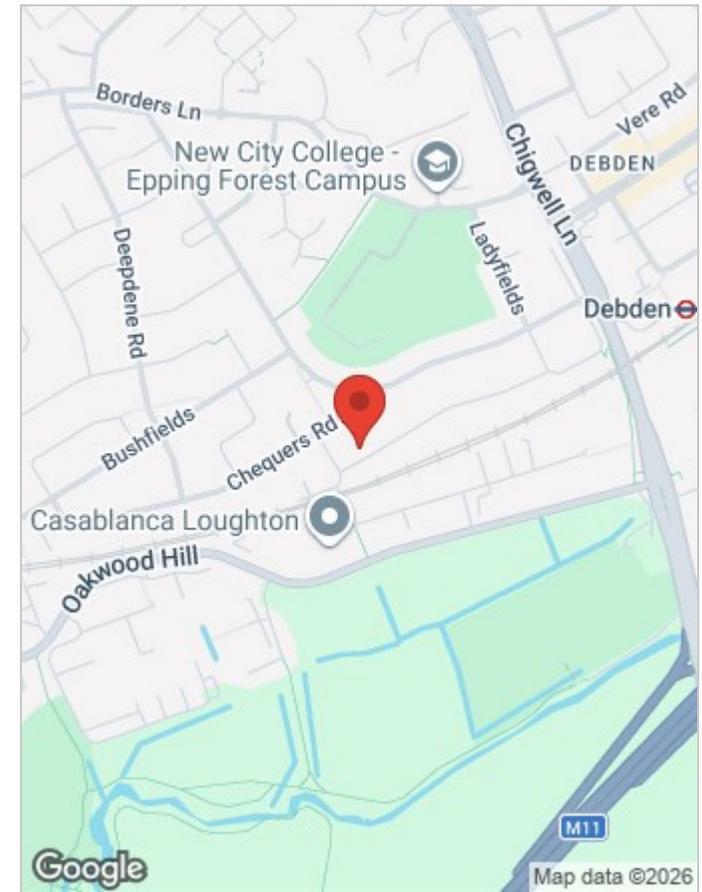
Front Garden

Rear Garden
49'3 x 21' (15.01m x 6.40m)



Lushes Road IG10

Approx. Gross Internal Area 1061 Sq Ft - 98.56 Sq M
 Approx. Gross Shed Area 91 Sq Ft - 8.45 Sq M



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: 7/9/2022

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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