



Highland Avenue, Loughton

Asking Price £625,000



MILLERS  
ESTATE AGENTS

**\* SEMI DETACHED FAMILY HOME \* TWO RECEPTION ROOMS \* LOG CABIN \* 85' REAR GARDEN \* CUL DE SAC \* SHORT WALK TO STATION \***

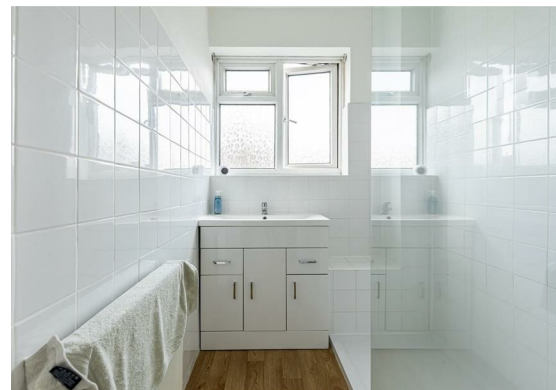
Nestled in the tranquil and sought-after Highland Avenue, Loughton, this charming semi-detached house offers a delightful blend of comfort and convenience. Spanning an impressive 1,254 square feet, the property is ideally situated just a stone's throw from Loughton Station, making it perfect for commuters and families alike.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge/diner, where double doors open onto a bright conservatory, providing a lovely view of the rear garden. The well-appointed kitchen, along with a utility room and a convenient ground floor cloakroom, enhances the practicality of this home. The first floor boasts three generously sized bedrooms, complemented by a modern shower room, ensuring ample space for family living or guests.

The exterior of the property is equally appealing, featuring a front garden primarily laid to shingle, bordered by a charming picket fence. The rear garden is a true highlight, offering a large patio area perfect for al fresco dining, alongside a lush lawn and a delightful summerhouse, ideal for relaxation or entertaining. Additionally, a detached log cabin provides versatile space, functioning as a lounge/kitchenette, complete with a shower room and an office or bedroom, catering to various lifestyle needs. This property presents an excellent opportunity for those seeking a family home in a peaceful setting, with the added benefit of flexible living spaces. Don't miss the chance to make this lovely house your new home.

Highlands Ave sits nicely between Loughton is Buckhurst Hill and both enjoy busy High Streets with an array of shops, bars and restaurants. Highlands is also with walking distance to open parkland for recreation and White Bridge Primary School. There is a local hatch for convenience shopping and transport links via bus connect the train stations.





**Entrance Hall**

**Living Room**

14'6" x 14'7" (4.41m x 4.45m)

**Dining Area**

8'2" x 10'8" (2.49m x 3.25m)

**Conservatory**

12'6 x 9'9 (3.81m x 2.97m)

**Kitchen**

7'8" x 10'10" (2.34m x 3.31m)

**Utility Room**

18'7" x 6'7" (5.66m x 2.00m)

**Cloakroom**

4'11 x 2'7 (1.50m x 0.79m)

**First Floor Landing**

**Bedroom 1**

11'0" x 12'0" (3.36m x 3.66m)

**Bedroom 2**

11'3" x 12'2" (3.43m x 3.71m)

**Bedroom 3**

7'3" x 9'5" (2.20m x 2.86m)

**Shower Room**

5' x 9'7 (1.52m x 2.92m)

**EXTERIOR**

**Front Garden**

**Rear Garden**

86'5 x 29' (26.34m x 8.84m)

**Detached Log Cabin**

**Bedroom/Office**

7'6" x 10'7" (2.29m x 3.23m)

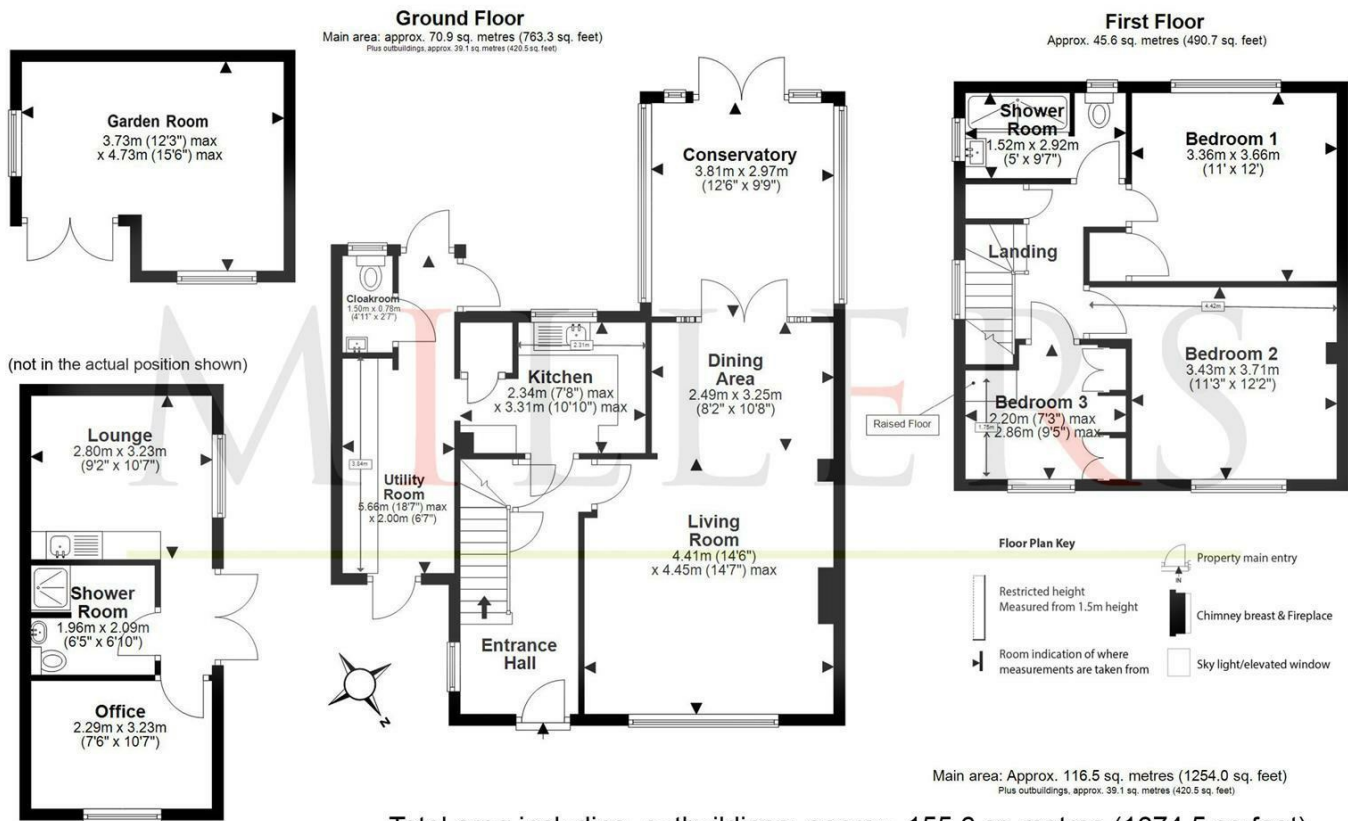
**Lounge**

9'2" x 10'7" (2.80m x 3.23m)

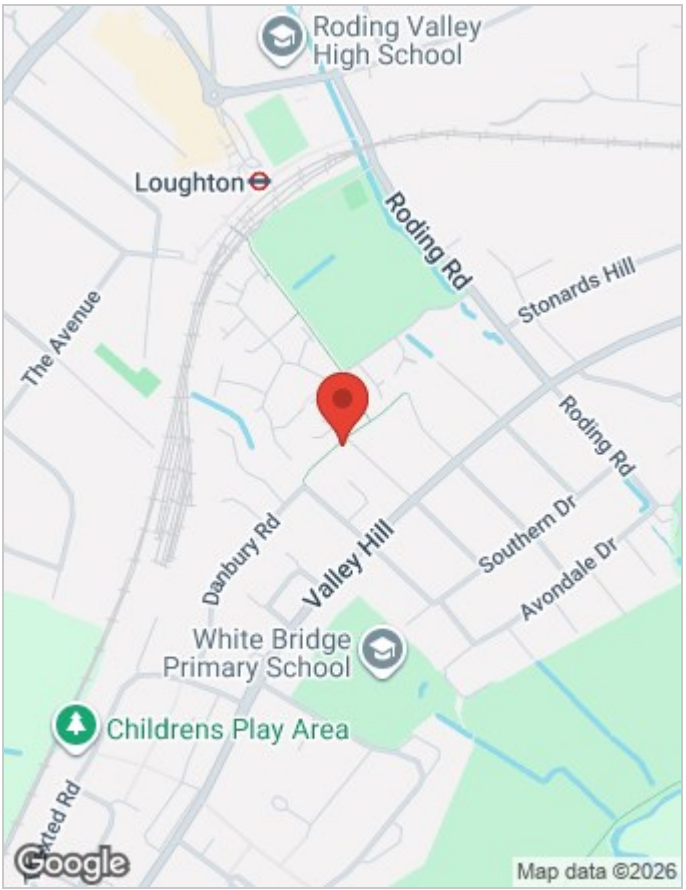
**Shower Room**

**Summer House**

15'6 x 12'3 (4.72m x 3.73m)



Total area including outbuildings: approx. 155.6 sq metres (1674.5 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



**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.

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