



2 Goldings Hill, Loughton, Essex, IG10 1LN

Asking price £360,000

TENANT VACATED FULLY AVAILABLE TO VIEW FROM 27TH MARCH 2026

Edward Taub are proud to present this charming purpose-built GROUND FLOOR flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The natural light that floods this area enhances the sense of space, making it a delightful spot to unwind after a long day.

The flat boasts two modern bathrooms, ensuring that both residents and guests enjoy privacy and comfort. This feature is particularly advantageous for busy households, allowing for a seamless morning routine.

The location of Goldings Hill is a significant highlight, offering easy access to local amenities, parks, and excellent transport links. Residents can enjoy the tranquility of suburban living while being just a short distance from the bustling town centre of Loughton, which is home to a variety of shops, cafes, and restaurants.

This property presents an excellent opportunity for those looking to invest in a well-located flat that combines modern living with the charm of a friendly neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to meet your needs. Do not miss the chance to make this delightful property your new home.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

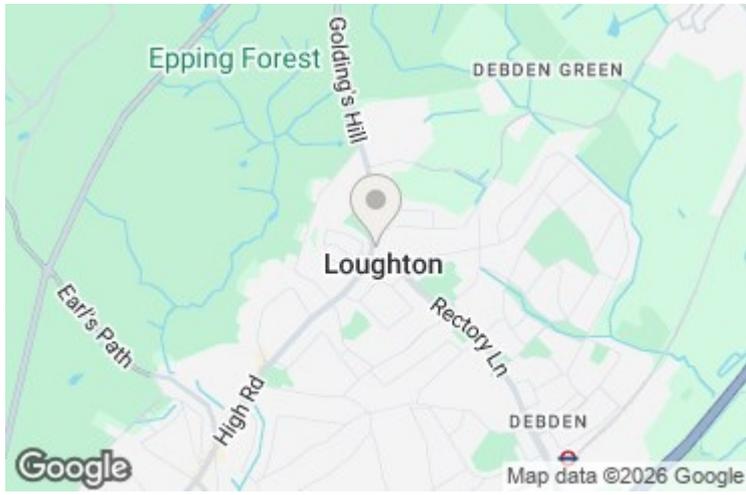
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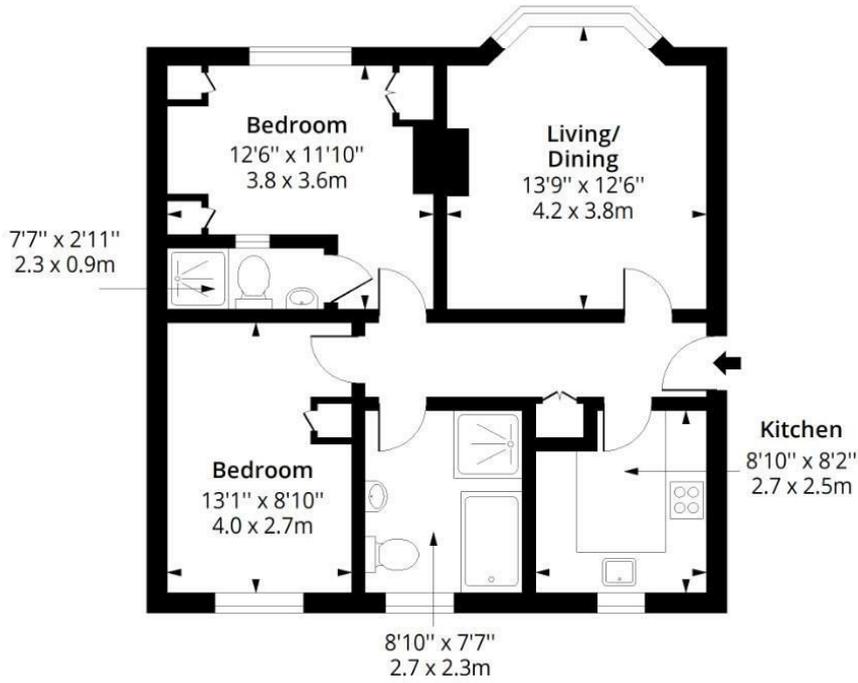


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Rectory Court IG10

Approx. Gross Internal Area 676 Sq Ft - 62.80 Sq M



Ground Floor

Floor Area 676 Sq Ft - 62.80 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: 26/3/2026



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
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