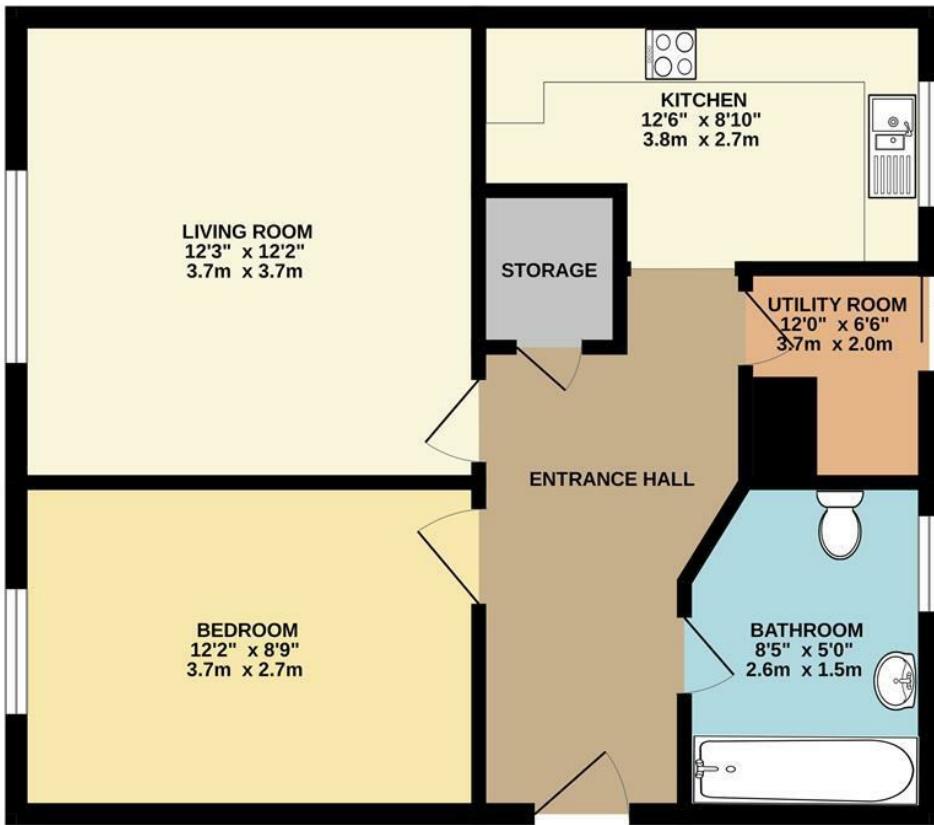


GROUND FLOOR

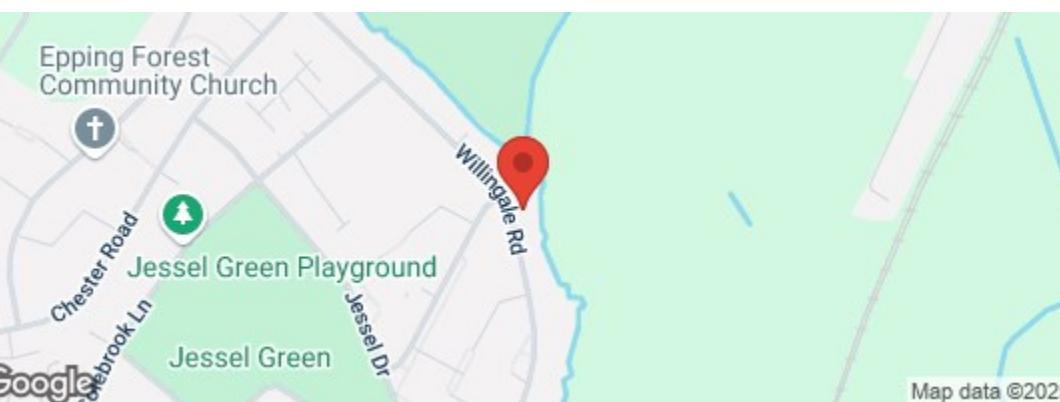


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any fixtures are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used 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.

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Council: Epping Forest | Council Tax Band: B | Floor Area: 495.00 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	68	75
(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
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Willingale Road, Loughton, IG10 2DE
Guide Price £265,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222**

Email: **buckhurst@churchill-estates.co.uk**



Located on Willingale Road, this purpose-built ground floor apartment offers a delightful blend of comfort and convenience. The property features large reception room, a spacious kitchen that is well-quipped and plenty of storage throughout. One of the standout features of this apartment is having direct access to your very own private rear garden, boasting a decked patio and convenient storage shed. The property also features its own front driveway, providing parking for multiple cars. The property is just a short walk away from Debden Central Line station, ensuring easy access to London and beyond. Local amenities are also within close reach. With low maintenance fees, this property presents an excellent opportunity for first-time buyers, investors or those looking to downsize.

Service Charge: £657

Ground Rent: £250

Lease Remaining: 88 years