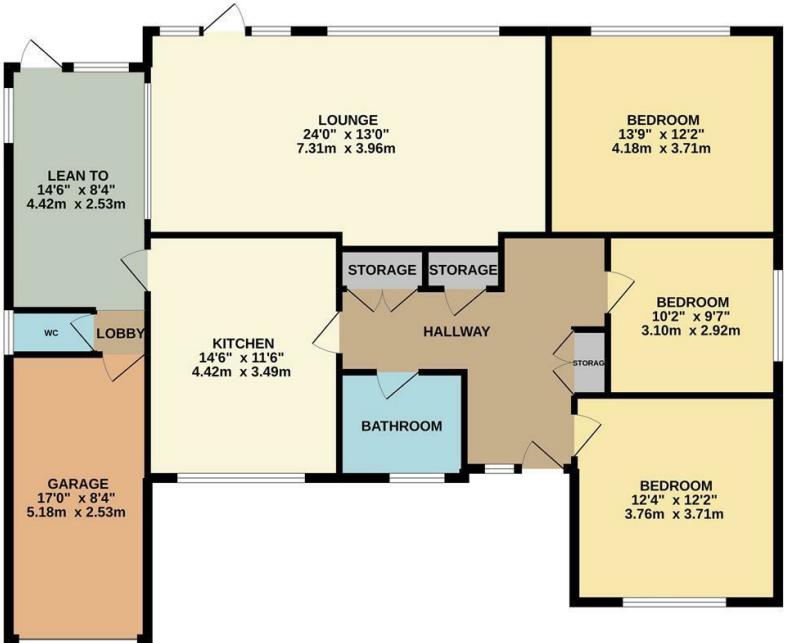




GROUND FLOOR



Development opportunity in one of Loughton's most sought after locations.

CHURCHILL
estates



Spareleaze Hill, Loughton, IG10 1BT
Guide Price £1,350,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



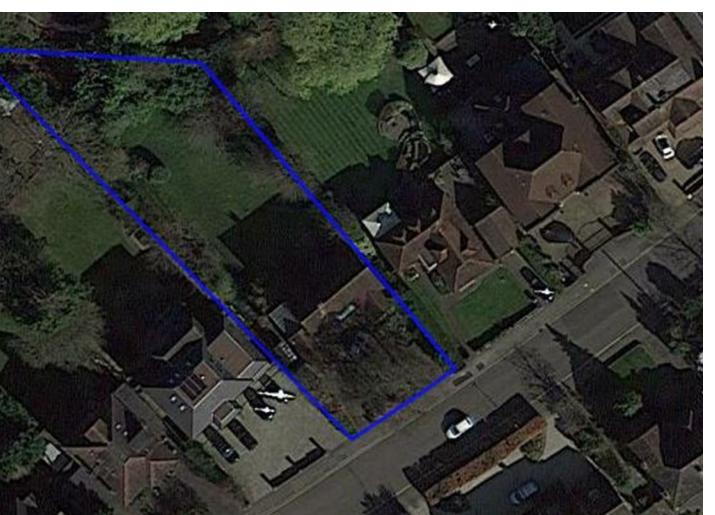
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

Freehold

EPC - D

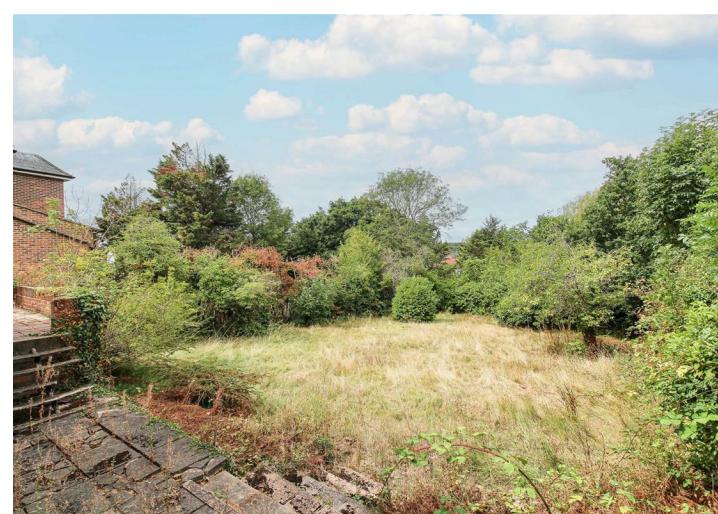
Council Tax Band - G



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To view call **0208 504 2222**
Email buckhursthill@churchill-estates.co.uk

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Guide Price £1,350,000 - £1,500,000

** Launching Saturday 28th January by appt only **

Set on one of Loughton's most sought after roads is this fantastic opportunity to acquire a rarely available plot measuring approx. 0.34 acres, offering fantastic development opportunity STPP. The plot currently consists of a three bedroom detached bungalow which is in need of modernisation complete with a generous 'in & out' driveway ample for multiple cars & a large west facing rear garden.

Located conveniently just a short walk from Loughton High St which boasts an array of Cafe's, Shops, Restaurants, bars & Central Line Station as well as being close proximity to some of the areas highly rated schools.

Freehold

EPC - D

Council Tax Band - G