





GROUND FLOOR



PLAN NOT TO SCALE FOR INFORMATION ONLY
Made with Metropix 12022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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 



Freehold
EPC - D
Council Tax Band - G

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.



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

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

CHURCHILL
estates



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



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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