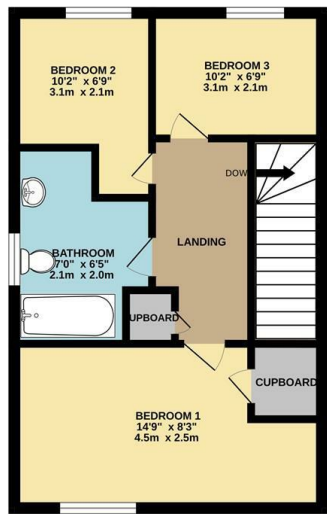
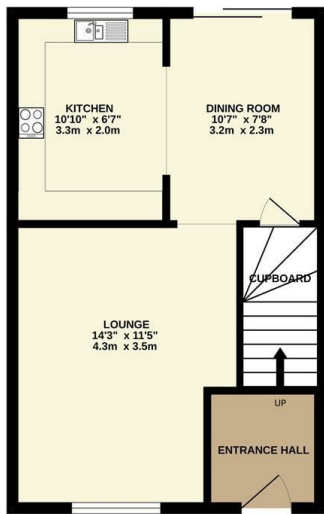




GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



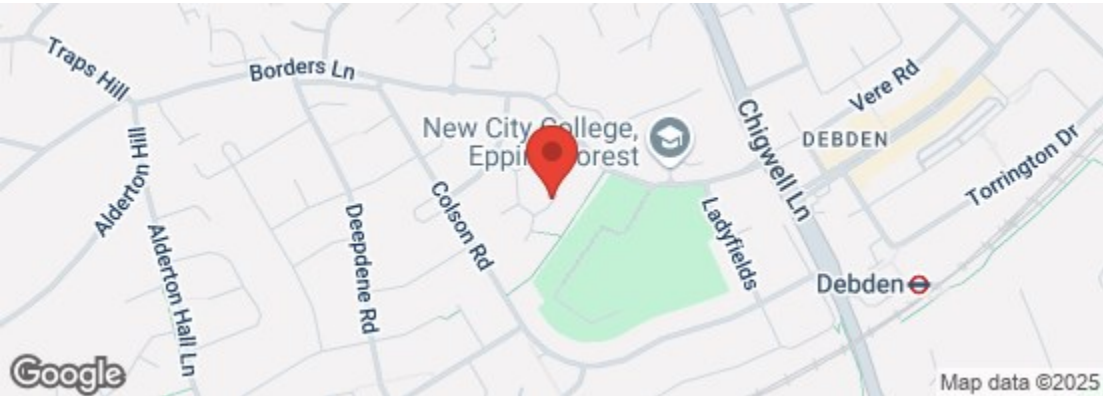
1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 731sq.ft. (67.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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.
Made with Measure (2024)

Council: Epping Forest | Council Tax Band: E | Floor Area: 731.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(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



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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Bryony Close, Loughton, IG10 3PG
£2,000 Per Calendar Month

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**



Offered unfurnished with all kitchen appliances included. The property benefits from having a large lounge with doors onto rear garden and fully fitted kitchen. To the first floor there are two double bedrooms and one single bedroom. To the front is off street parking and to the rear is a good sized garden.

Situated in a quiet cul de sac location close to all local shops and transport including Debden central line tube station, this property is recorded on the energy performance certificate to have an overall floor measurement of 68 square meters (731 square feet)

5 weeks' deposit: £ 2,307

EPC Rating D

Council Tax Band E

Minimum 12 months' let

