



Englands Lane, Loughton IG10 2QT

£450,000

PLEASE CHECK OUT OUR VIRTUAL TOUR OF THIS LOVELY HOME !

Birchills Estate Agents are very pleased to offer the sales market this beautiful 2 double bedroom cottage in Loughton.

The ground floor of this spacious home offers a large separate living room, huge kitchen/diner with separate utility room, and a downstairs shower room.

On the first floor there are 2 double bedrooms.

The private garden to the rear has been recently astro-turfed

To the front there is off street parking for 2 cars, and a garage for extra secured parking.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to sell very quickly.

Englands Lane, Loughton IG10 2QT

Living Room

15'8" x 11'8" (4.78 x 3.56)



Bedroom 1

11'8" x 12'1" (3.57 x 3.69)



Kitchen/Diner

10'11" x 12'2" (3.35 x 3.73)



Bedroom 2

11'8" x 11'5" (3.57 x 3.49)



Utility Room

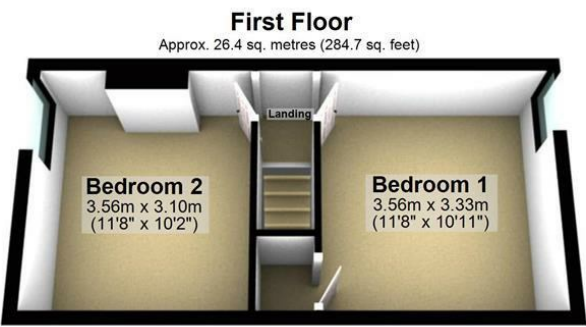
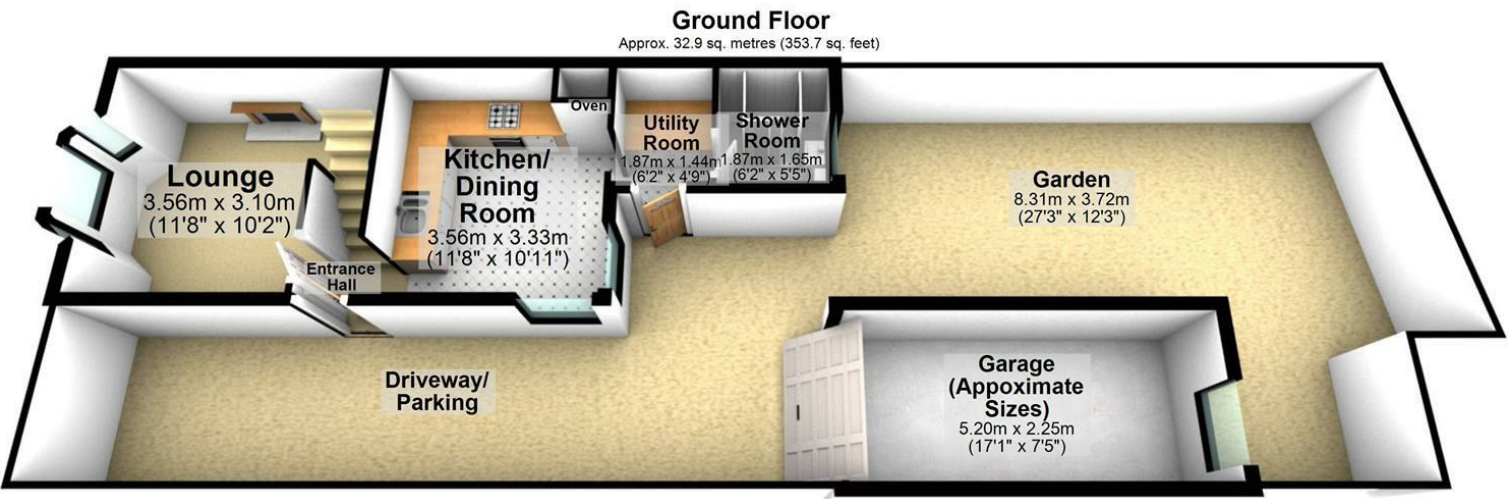
5'3" x 6'9" (1.62 x 2.07)



Bathroom

6'0" x 6'2" (1.84 x 1.88)





Total area: approx. 59.3 sq. metres (638.4 sq. feet)

Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are Internal figures only and do not include Garden, Garage, Balconies, Patios or Terraces if any shown. Drawn by SPG.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 58 | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | 53 | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

