



Borders Lane, Loughton

Asking Price £245,000



MILLERS
ESTATE AGENTS

* NO ONWARD CHAIN * FIRST FLOOR FLAT * ONE BEDROOM * OWN REAR GARDEN * GAS RADIATOR HEATING * SPACIOUS ACCOMMODATION THROUGHOUT *

Nestled in the charming area of Borders Lane, Loughton, this delightful first-floor flat offers a perfect blend of comfort and convenience. With one spacious bedroom, this purpose-built flat is ideal for individuals or couples seeking a tranquil living space. The well-proportioned reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is its own private rear garden, a rare find in flat living. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air in a peaceful setting. The flat is conveniently located, making it easy to access both Debden and Loughton Stations, which are just a short distance away. This excellent transport link ensures that commuting to London or exploring the surrounding areas is both simple and efficient.

In summary, this one-bedroom flat on Borders Lane presents a fantastic opportunity for those looking for spacious accommodation in a desirable location. With its own garden and proximity to local transport, it is a perfect choice for modern living. Do not miss the chance to make this lovely flat your new home.





FLOOR FLOOR

Entrance Hall

Living Room

14'8" x 12'3" (4.47m x 3.73m)

Kitchen Breakfast Room

8'1" x 11'2" (2.46m x 3.40m)

Bathroom

9'7" x 5'2" (2.92m x 1.57m)

Bedroom One

9'5" x 12'1" (2.87m x 3.68m)

Balcony

7'8" x 6'0" (2.34m x 1.82m)

Utility Area

5'7" x 3'0" (1.71m x 0.92m)

EXTERIOR






Rear Garden

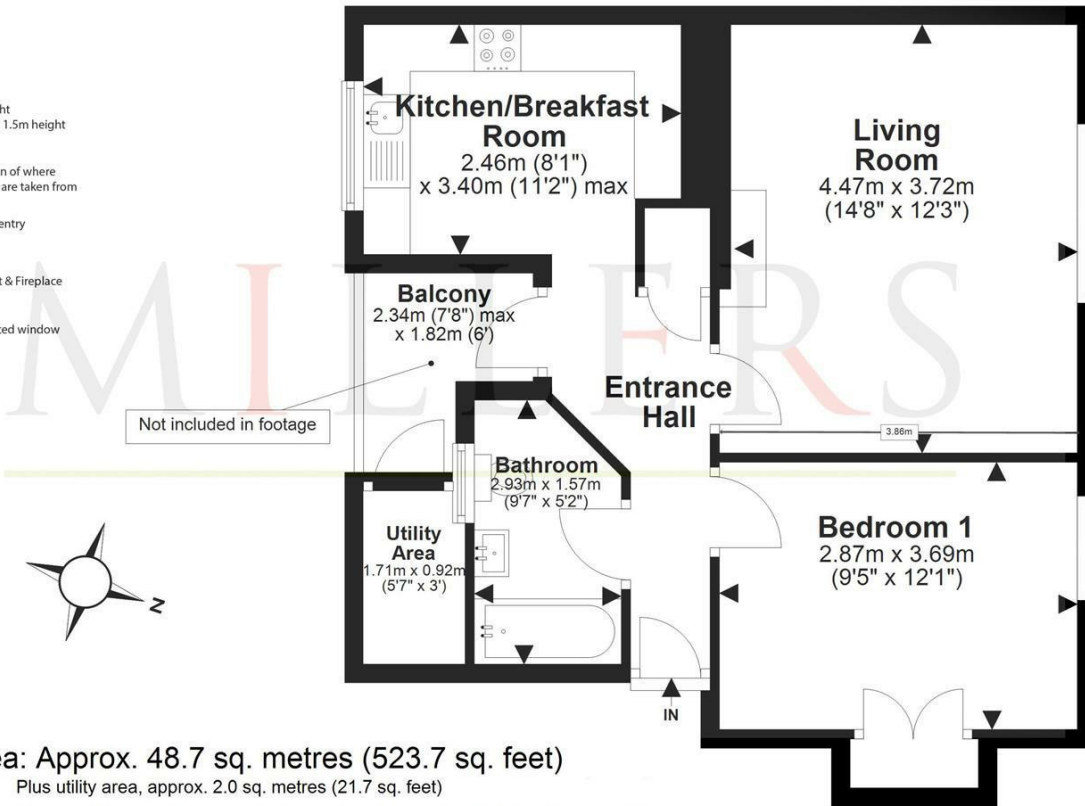
48'7" x 28'0" (14.81m x 8.53m)



First Floor

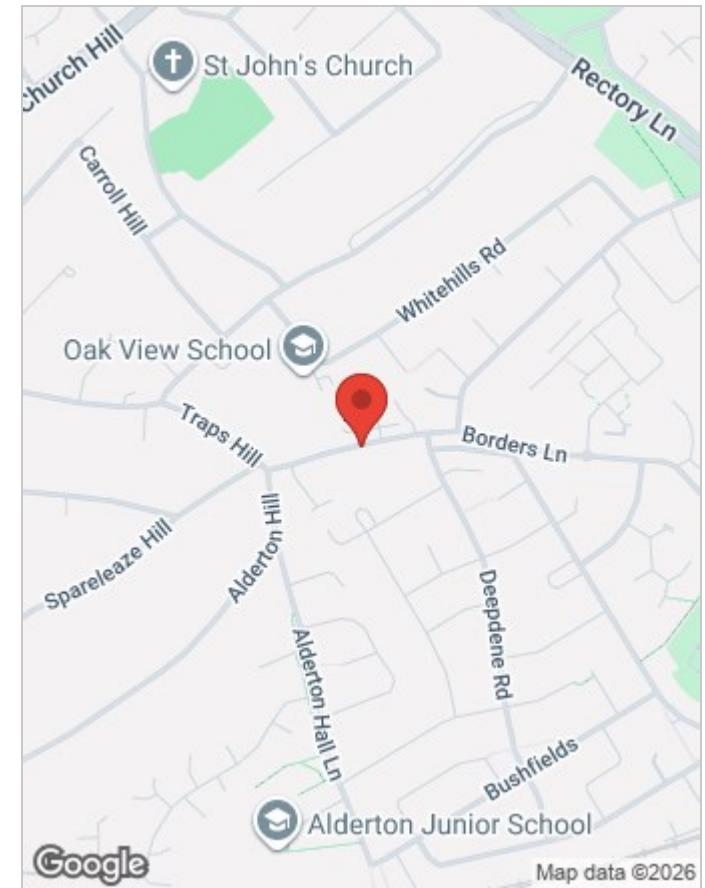
Main area: approx. 48.7 sq. metres (523.7 sq. feet)
Plus utility area, approx. 2.0 sq. metres (21.7 sq. feet)

- Floor Plan Key**
-  Restricted height
Measured from 1.5m height
 -  Room indication of where
measurements are taken from
 -  Property main entry
 -  Chimney breast & Fireplace
 -  Sky light/elevated window



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Plus utility area, approx. 2.0 sq. metres (21.7 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	75	England & Wales
			EU Directive 2002/91/EC

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

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