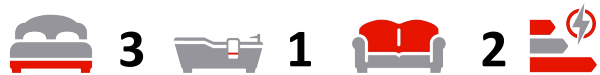




Lushes Road, Loughton

Guide Price £425,000



MILLERS
ESTATE AGENTS

* PRICE RANGE: £425,000 - £435,0000 * TERRACED FAMILY HOME * TWO RECEPTION AREAS * CLOSE TO ALL AMENITIES * 50' REAR GARDEN *

Nestled on Lushes Road in the charming town of Loughton, this delightful mid-terrace family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,061 square feet, the property has been thoughtfully extended on the ground floor, providing ample space for family living.

Upon entering, you are greeted by a welcoming lounge featuring a lovely fireplace, creating a warm and inviting atmosphere. This space seamlessly flows into a fitted kitchen, which opens up to a bright dining room, complete with windows and a door that leads to the rear garden, making it ideal for entertaining or enjoying family meals.

The first floor comprises two/three bedrooms, including a master suite and a cleverly divided second bedroom currently offering two bedrooms tailored to meet the needs of a growing family. Additionally, a staircase leads from the third bedroom area to a generous loft space, currently utilised as a study area, offering a quiet retreat for work or leisure.

The exterior of the property is equally appealing, with a front garden adorned with mature shrubs and hedges, providing a sense of privacy. The rear garden features a covered patio area, perfect for al fresco dining, alongside a well-maintained lawn and two garden sheds for additional storage.

Situated in a good location, this home boasts easy access to the Central Line station, ensuring a swift commute to London, as well as proximity to the vibrant High Street shops. This property is an excellent opportunity for families seeking a comfortable and well-connected home in Loughton.





GROUND FLOOR

Lounge

16'9 x 12'6 (5.11m x 3.81m)

Kitchen

8'10 x 8'2 (2.69m x 2.49m)

Dining Room

13'1 x 8'10 (3.99m x 2.69m)

FIRST FLOOR

Bedroom One

11'10 x 10'6 (3.61m x 3.20m)

Bedroom Two

10'10 x 10'2 (3.30m x 3.10m)

Bedroom Three

11'2 x 8'10 (3.40m x 2.69m)

Loft Space

19'4 x 9'2 (5.89m x 2.79m)

Bathroom

5'11 x 5'3 (1.80m x 1.60m)

Separate WC

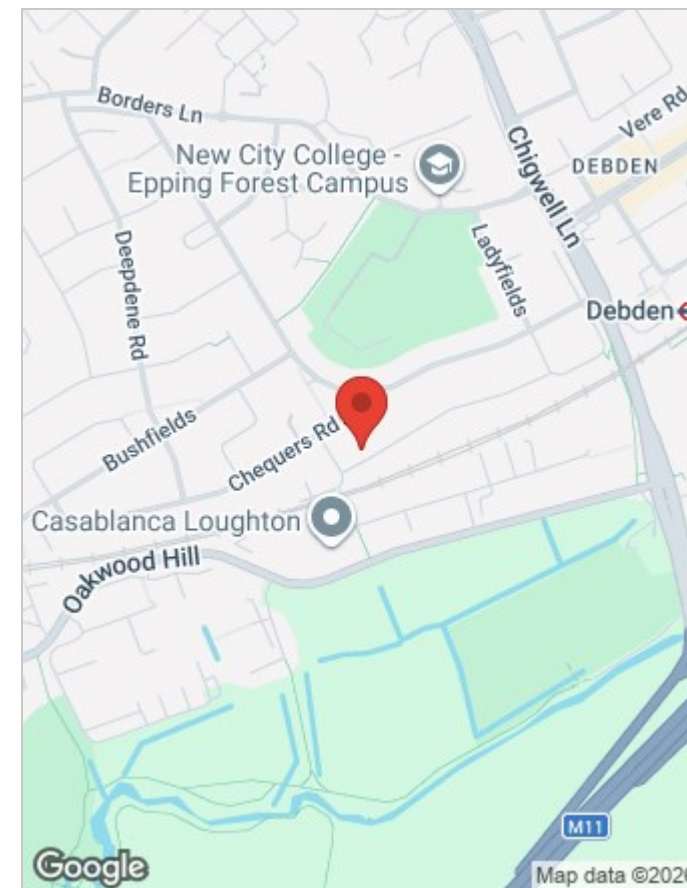
5'11 x 5'3 (1.80m x 1.60m)

EXTERIOR

Rear Garden

49'3 x 21' (15.01m x 6.40m)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC