



P R I M E R E S I D E N T I A L

P R E S E N T S

Habgood Road, Loughton



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EN15 VKA

Habgood Road, Loughton



Elliott James are delighted to market this well presented four bedroom family home. Located in the heart of Loughton close to extremely well-regarded schools, Loughton Central Line Station, High Road and Epping Forest.

The accommodation is arranged over three floors with the ground floor comprising of hallway, bright living room with fireplace feature, modern kitchen/diner and conservatory with garden access. The above floors feature three double bedrooms, one single bedroom, family bathroom and a W/C.

Externally to the rear there is a paved patio area for summer entertaining, grass area and a brick outbuilding to the rear which is in need of some repairs. To the front there is off street parking.



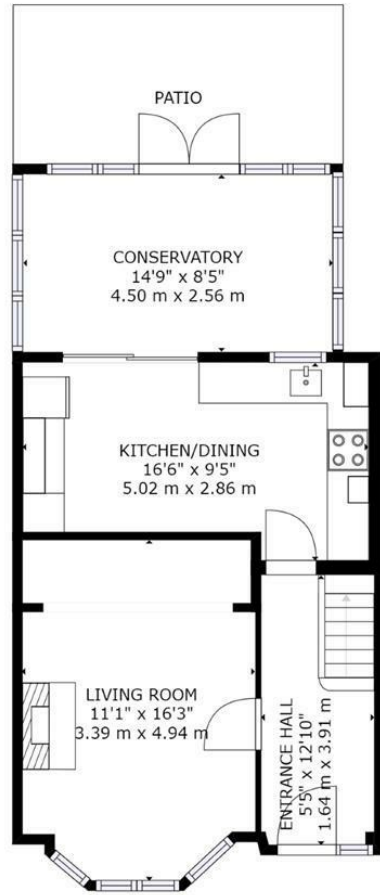
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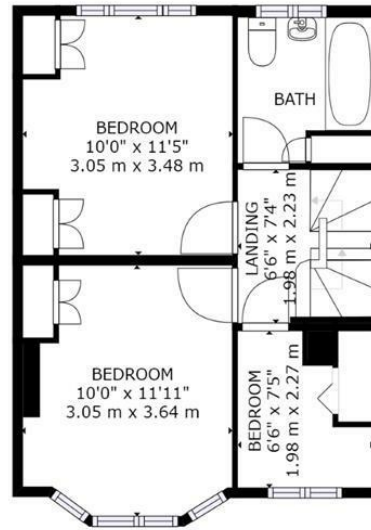
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Sqft 924.00 sq ft	Type House - Mid Terrace	Style 1930's
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band D

PLANS



FLOOR 1



FLOOR 2

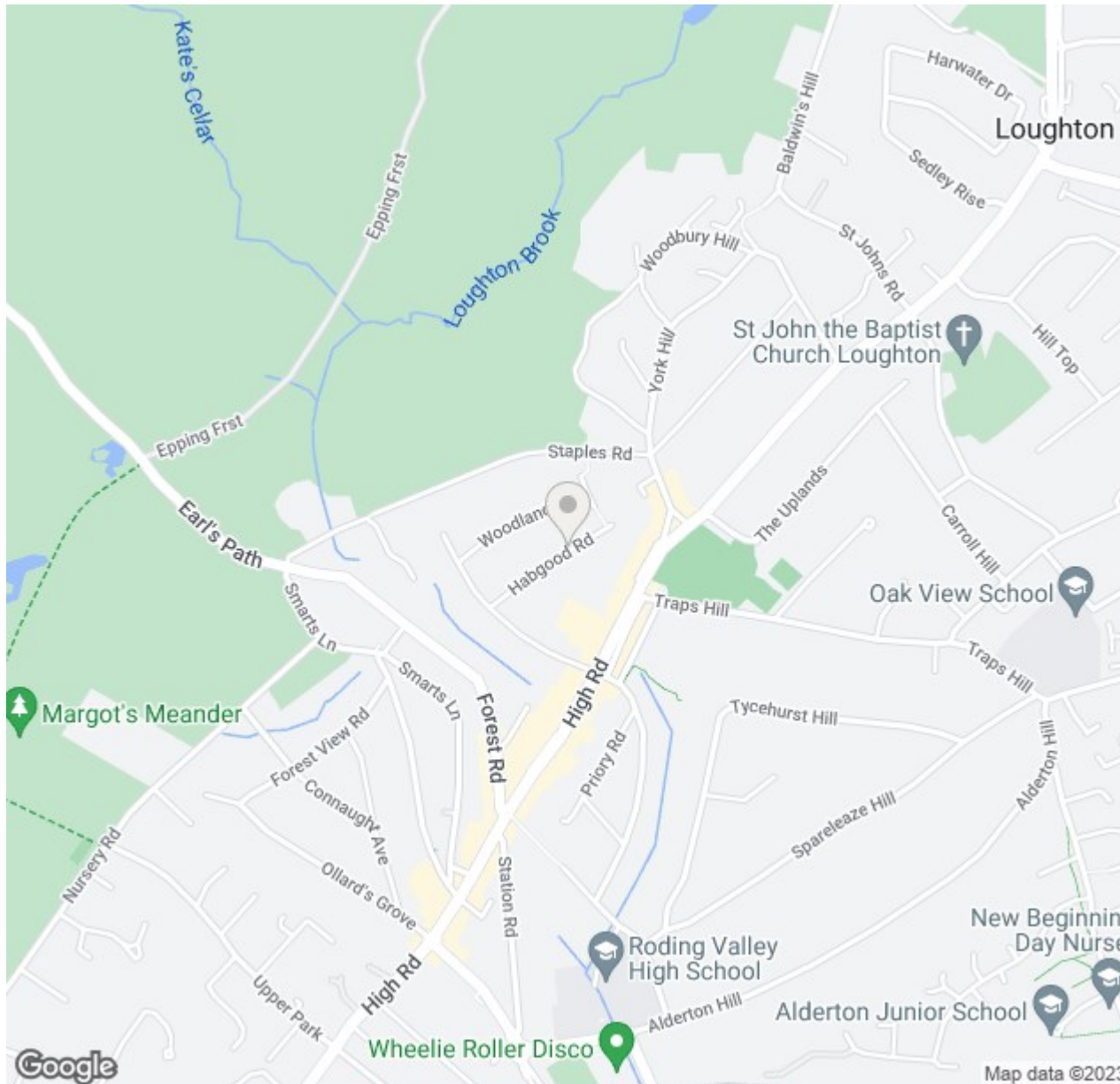


FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 391 sq. ft, 36 m², FLOOR 2: 384 sq. ft, 36 m²
 FLOOR 3: 149 sq. ft, 14 m², EXCLUDED AREAS:
 CONSERVATORY: 125 sq. ft, 12 m², REDUCED HEADROOM BELOW 1.5M: 38 sq. ft, 4 m²
 TOTAL: 924 sq. ft, 86 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		86
(81-91) B			
(69-80) C		66	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(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			
England & Wales		EU Directive 2002/91/EC	

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