

Stevenette



4 Goldings Rise  
Loughton, Essex, IG10 2QP

£1,100,000



# PROPERTY FEATURES

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- Impressive Detached House
- Almost 1700 sq.ft.
- Beautifully-Presented
- Double Glazing
- Shared Ownership of Woodland
- Gas Central Heating



## FULL DESCRIPTION

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Standing in a cul-de-sac position that allows for impressive far-reaching views over the town, this immaculately-presented detached house offers superb and versatile family accommodation including 4 good bedrooms, 2 bathrooms and a ground floor arrangement of 4 reception rooms and kitchen with views over the beautiful and generous gardens. Goldings Rise is positioned on the northern side of the town and convenient for local shops, supermarkets and other amenities as well as the forest and other recreational opportunities.



### GROUND FLOOR

#### PORCH

#### HALLWAY

#### LIVING ROOM

15' 6" x 14' 2" (4.72m x 4.32m)

#### DINING ROOM

11' x 9' 2" (3.35m x 2.79m)

#### KITCHEN

22' 7" x 10' 6 (Max)" (6.88m x 3.2m)



## SITTING ROOM

11' 8" x 9' 10" (3.56m x 3m)

## CONSERVATORY

13' x 8' 3" (3.96m x 2.51m)

## WC

## GARAGE

22' 2" x 15' 1" (6.76m x 4.6m)

## FIRST FLOOR

## LANDING

## BEDROOM 1

16' 1" x 11' 3" (4.9m x 3.43m)

Measured into a full bank of fitted wardrobes.

## EN-SUITE BATHROOM

## BEDROOM 2

13' 4" x 10' 3" (4.06m x 3.12m)

Measured into a full bank of fitted wardrobes.

## BEDROOM 3

11' 11" x 10' 2" (3.63m x 3.1m)

## BEDROOM 4

9' 10" x 8' 3" (3M x 2.51M)

## BATHROOM / SHOWER & WC

## EXTERIOR

The house is approached over a block-set driveway providing ample parking.

The gardens of the property wrap around the side and rear and are designed to offer areas of paved terrace, lawns and well-planted borders and beds interspersed with attractive trees and plants.

## LAND TO THE NORTH AND EAST

To the north and east of Goldings Rise is an area of greenbelt land understood to be held in the shared









ownership of 12 parties - the majority being residents in the cul-de-sac. A handgate opens at the rear of the garden allowing access into this land.

## TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

## SERVICES

All mains services are understood to be connected. No services or installations have been tested.

## BROADBAND

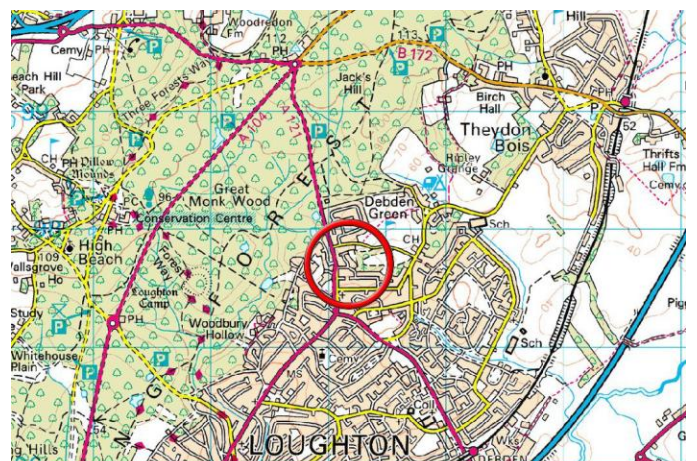
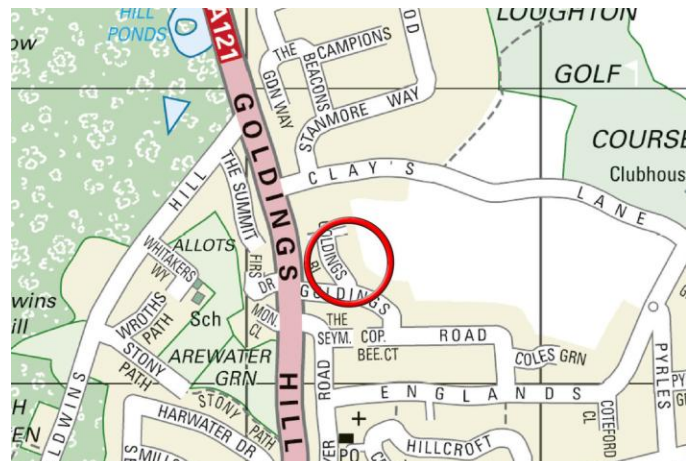
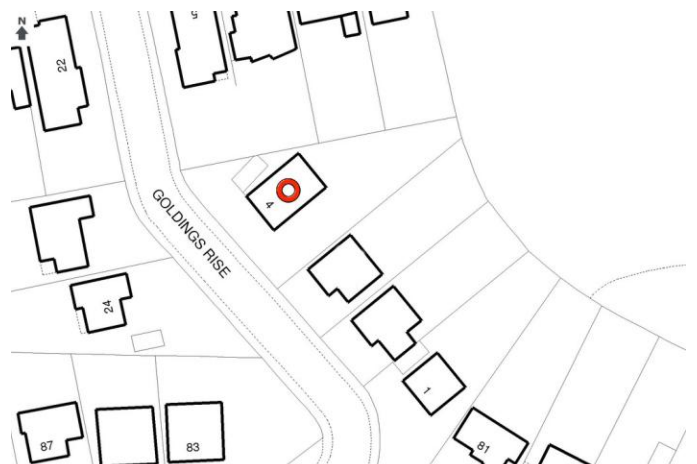
It is understood that Fibre Optic Broadband is available in this area.


## COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'F'.

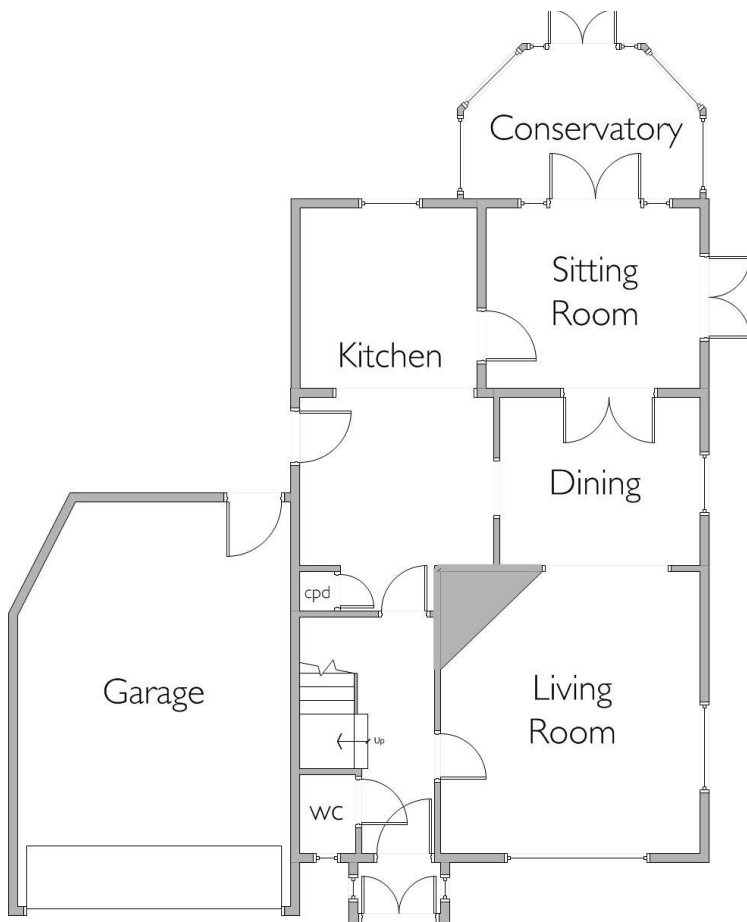
## SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for Hereward Primary School and Debden Park High School.



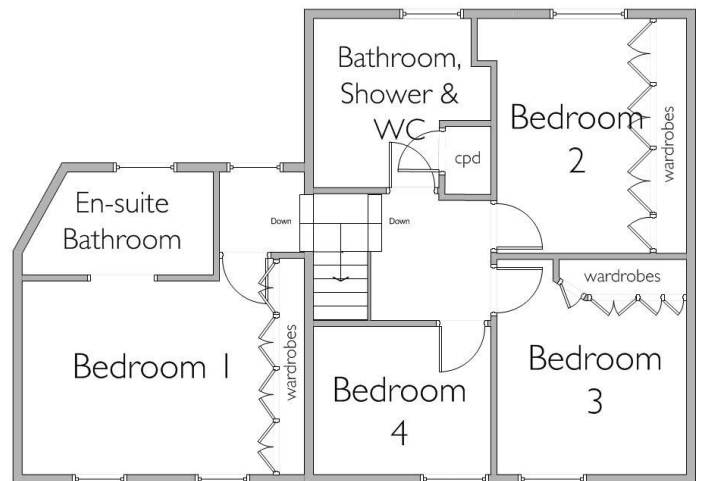
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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GROUND FLOOR

Gross Internal Floor Area  
(excluding Garage):  
Approximately  
1682 sq.ft. / 156 sq.m.



FIRST FLOOR

**PROPERTY PEOPLE PROFESSIONALISM**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements