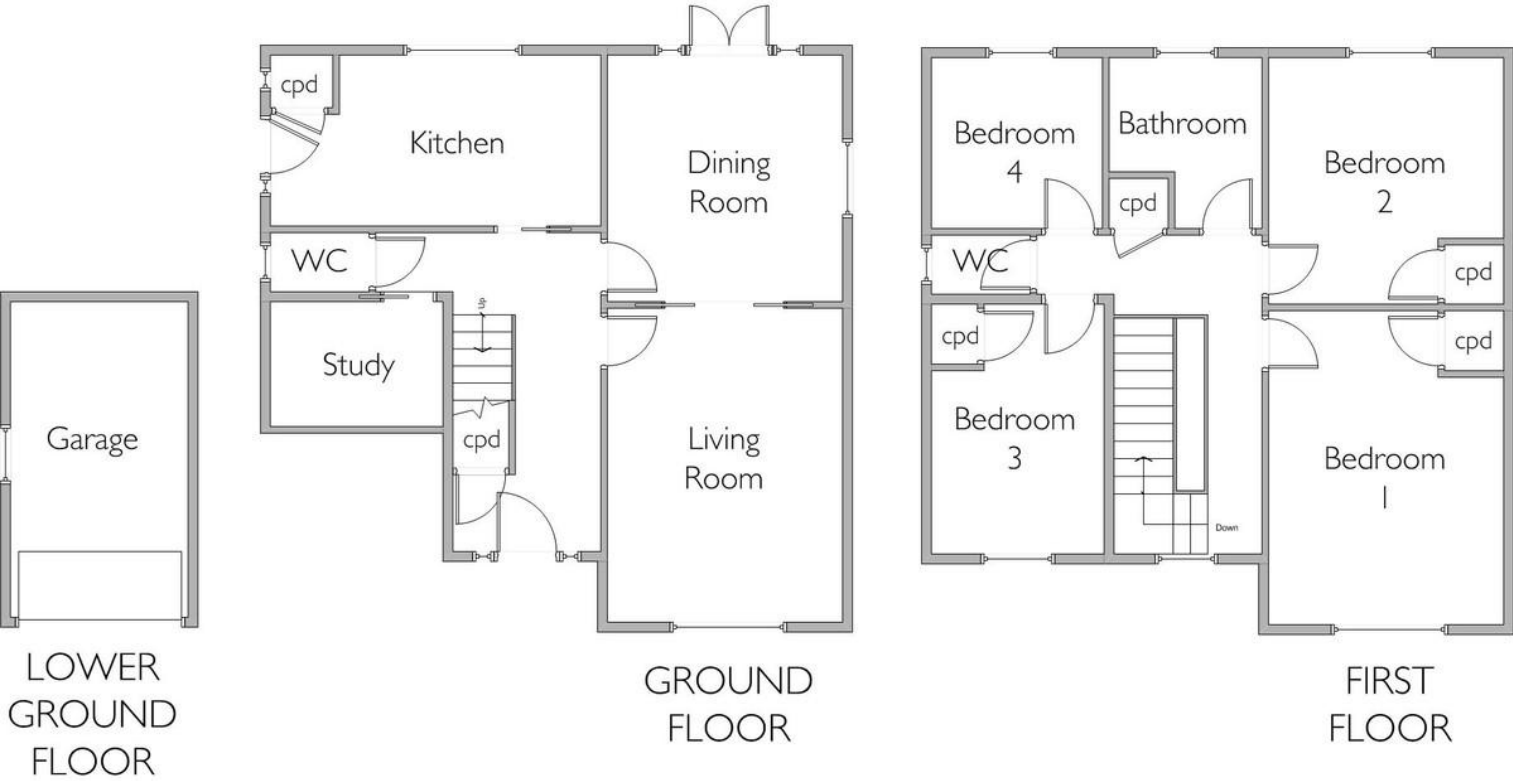


Gross Internal Floor Area (excluding Garage): Approximately 1480 sq.ft. / 138 sq.m.



FREE MARKET APPRAISAL

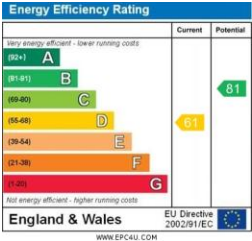
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



Sedley House, 136 Church Hill, Loughton, Essex, IG10 1LJ  
Tel: 020 3657 6576  
Email: enquiries@stevenette.com

@StevenetteandCoLLP  
 @StevenetteandCo

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their purchase.



83 Goldings Road  
Loughton, IG10 2QW  
£825,000





- Detached House
- 4 Good Bedrooms
- 2 Reception Rooms + Study
- Garage & Driveway x 2
- Gas Central Heating (modern boiler)
- uPVC Double Glazing

Offered with NO ONWARD CHAIN, this detached family house stands in a commanding position and generous corner plot offering some far-reaching views over the town. Occupied from new in 1966 by the current owners, the house is well maintained and retains a number of features including parquet flooring to the ground floor but offers an opportunity for a buyer to undertake a general programme of modernisation to their own tastes and requirements. On the Northern side of the town, Goldings Road is nicely placed for access to shops and supermarkets as well as local schools and Epping Forest.

**GROUND FLOOR**

- ENTRANCE HALL**
- LIVING ROOM**  
15' 9" x 11' 11" (4.8m x 3.63m)
- DINING ROOM**  
12' 5" x 11' 11" (3.78m x 3.63m)
- KITCHEN**  
16' 9" x 8' 8" (5.11m x 2.64m)
- STUDY**  
8' 10" x 6' 4" (2.69m x 1.93m)
- WC**

**FIRST FLOOR**

- LANDING**
- BEDROOM 1**  
15' 8" x 11' 11" (4.78m x 3.63m)
- BEDROOM 2**  
12' 5" x 12' 0" (3.78m x 3.66m)
- BEDROOM 3**  
12' 9" x 8' 11" (3.89m x 2.72m)
- BEDROOM 4**  
8' 11" x 8' 8" (2.72m x 2.64m)
- BATHROOM**  
8' 8" x 7' 7" (2.64m x 2.31m)
- SEPARATE WC**

**EXTERIOR**

The house is approached from street level by a flight of steps leading to the front door. At ground floor level and level with Goldings Rise to the side and rear are areas of lawned gardens with a driveway that complements the driveway at the front of the house which leads to the:

**GARAGE**

16' x 8' 11" (4.88m x 2.72m)

**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 ADMISSIONS (CATCHMENT) AREA**

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

Viewing is available strictly by appointment  
with Stevenette and Company LLP  
020 3657 6576

