

Stevenette



81 Goldings Road
Loughton, Essex, IG10 2QW

£975,000

PROPERTY FEATURES

- Individual Detached House
- Elevated Position
- Backs onto Greenbelt
- Versatile Layout
- Gas Central Heating
- Shared Ownership of Woodland

FULL DESCRIPTION

Standing in a residential road of largely individual houses and that allows for impressive far-reaching views over the town, this well-presented detached house offers superb and versatile family accommodation including 3 or 4 good bedrooms. The kitchen has been extended to create a lovely contemporary day room with bi-fold doors opening to the garden. Goldings Road is positioned on the northern side of the town and is convenient for local shops, supermarkets and other amenities as well as the Forest and other recreational opportunities.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

17' 11" x 11' 11" (5.46m x 3.63m)

KITCHEN

15' 1" x 10' 2" (4.6m x 3.1m)

Fully open to:

DINING, DAY AND GARDEN ROOM

27' 3" x 8' 7" (8.31m x 2.62m)

Air conditioning unit.

UTILITY ROOM

6' 10" x 4' 8" (2.08m x 1.42m)

WC



BEDROOM 4 OR STUDY

16' 11" x 8' 1" (5.16m x 2.46m)

On the lower ground level and measured into the bay.

ATTACHED GARAGE

14' 6" x 8' 8 (avg)" (4.42m x 2.64m)

FIRST FLOOR

LANDING

Large eaves storage cupboard.

BEDROOM 1

18' 0" max x 11' 11" (5.49m x 3.63m)

Twin built-in storage cupboards/wardrobes.

BEDROOM 2

13' 5" x 10' 6" (4.09m x 3.2m)

Measured up to a full bank of built-in wardrobes.

BEDROOM 3

8' 2" x 8' 0" (2.49m x 2.44m)

BATHROOM & WC

6' 9" x 5' 5" (2.06m x 1.65m)

EXTERIOR

The house is accessed over a good driveway providing excellent parking. A set of steps leads up to a lawn and path to the front door. To the side of the house is a gated path.

The rear garden is laid out on stepped levels with lawns, borders, beds and paved sitting areas.

LAND TO THE NORTH

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

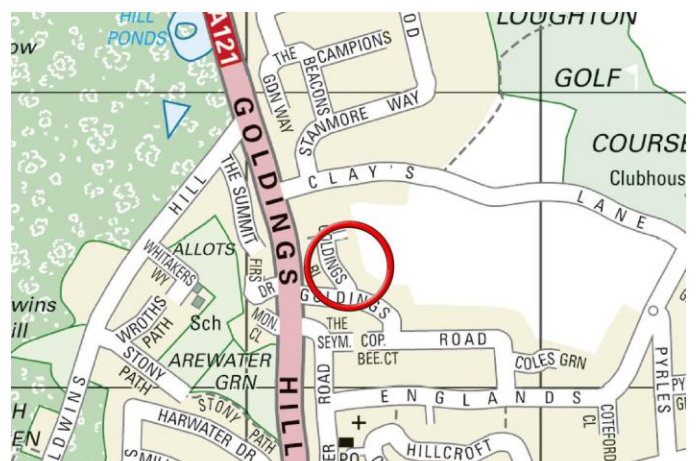
It is understood that Fibre Optic Broadband is available in this area.


COUNCIL TAX

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

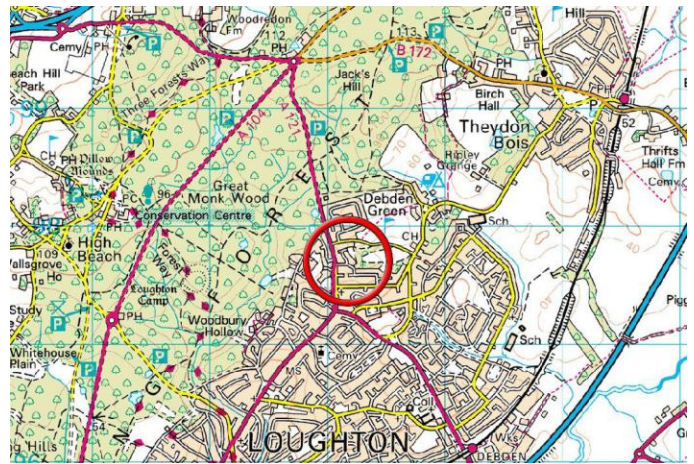
SCHOOL PRIORITY / ADMISSIONS AREA

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

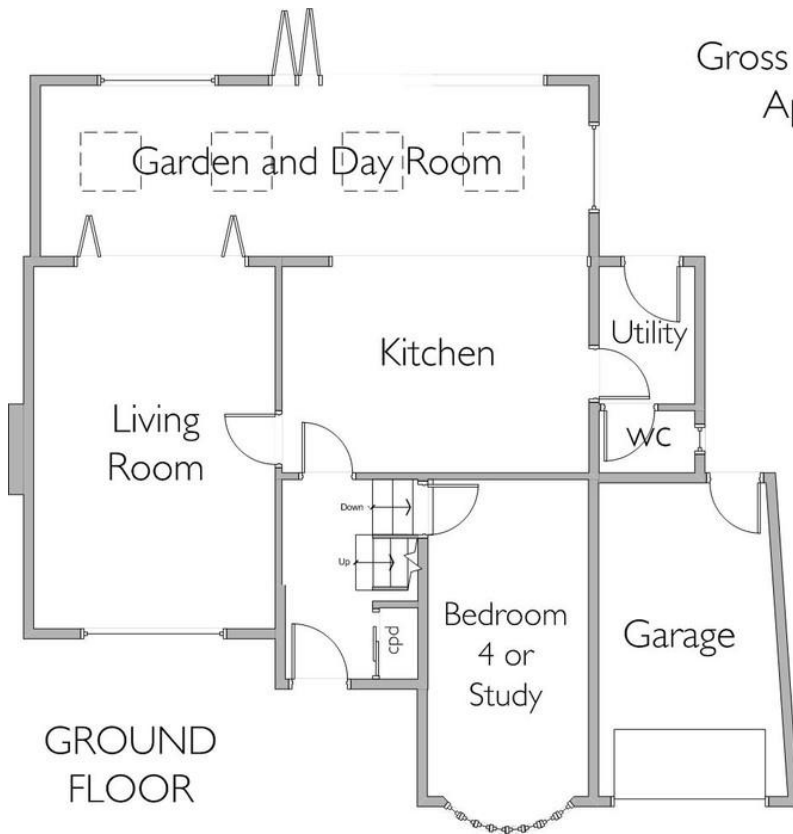


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Gross Internal Floor Area: (excluding Garage):
Approximately 1734 sq.ft. / 161 sq.m.



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 and 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