

# 3 Highland Avenue

Loughton, Loughton

Council Tax band: E

Tenure: Freehold

- CHAIN FREE
- POTENTIAL TO EXTEND
- SHORT WALK TO LOUGHTON STATION
- CLOSE TO LOCAL SCHOOLS
- EPC RATING
- WALKING DISTANCE TO LOCAL SHOPS
- GOOD SIZE REAR GARDEN
- GARAGE



**Entrance Hall**

**Lounge**

14' 0" x 11' 7" (4.26m x 3.52m)

**Dining Room**

12' 4" x 10' 9" (3.76m x 3.27m)

**Kitchen**

11' 4" x 6' 8" (3.45m x 2.02m)

**First Floor**

**Bedroom One**

14' 0" x 11' 0" (4.26m x 3.36m)

**Bedroom Two**

12' 4" x 11' 0" (3.76m x 3.36m)

**Bedroom Three**

7' 2" x 6' 6" (2.19m x 1.97m)

**Bathroom**

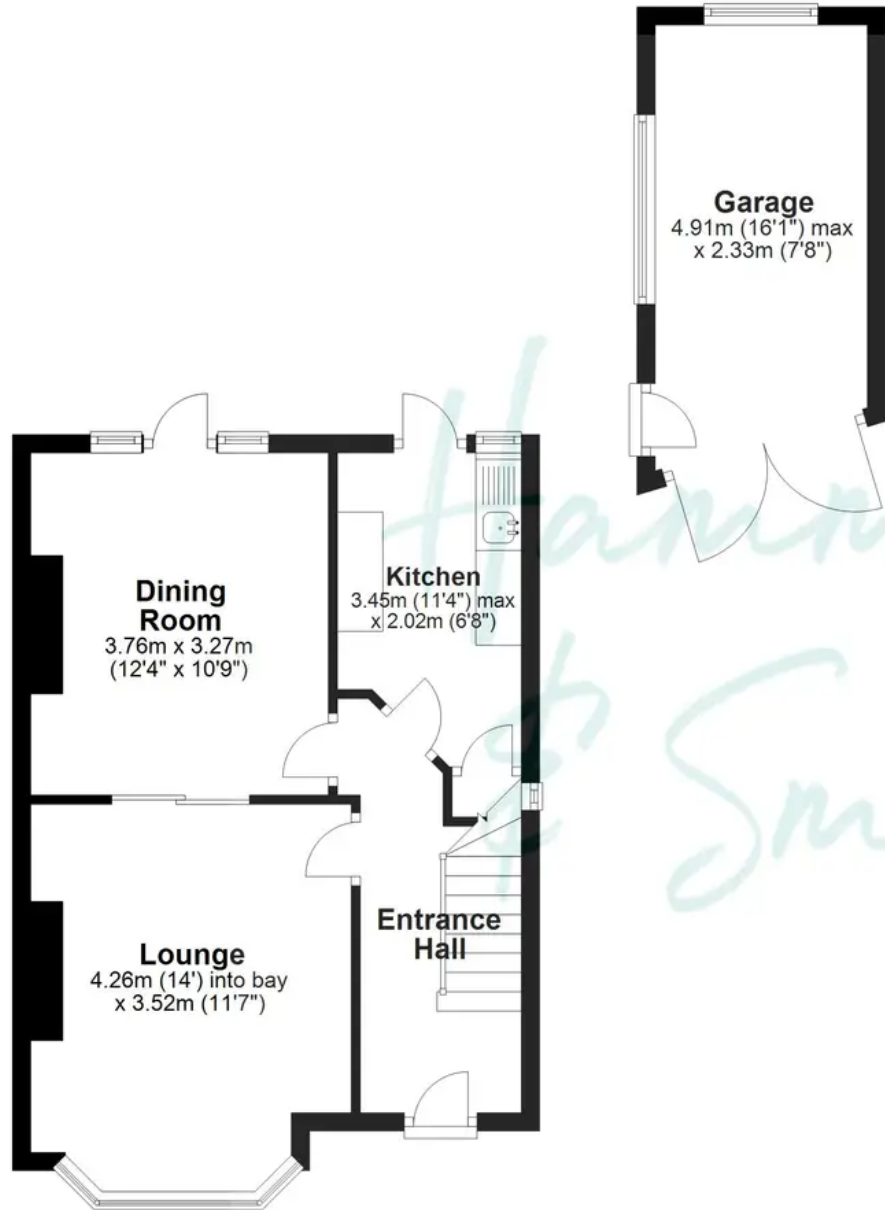
6' 6" x 6' 6" (1.99m x 1.97m)

**WC**

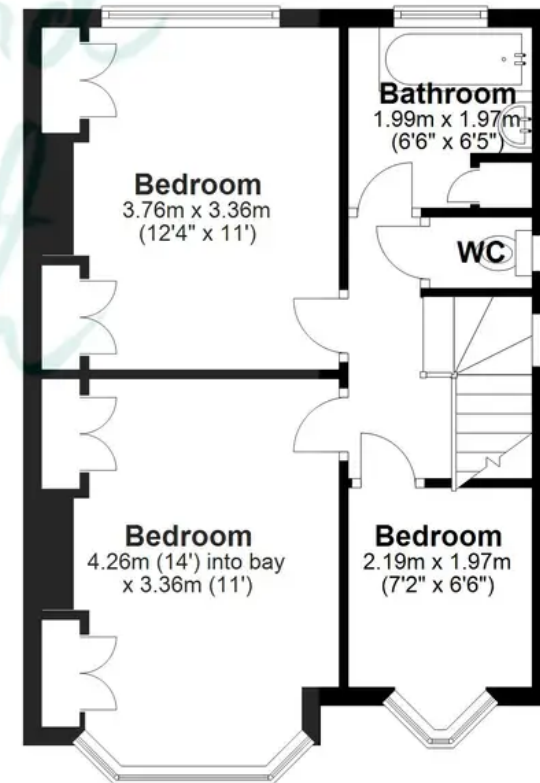




## Ground Floor



## First Floor



Total area: approx. 92.0 sq. metres (990.2 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced  
Plan produced using PlanUp.