SPENCER MUNSON

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Clifton Road, Loughton

£1,395 Per calendar month

** 2 DOUBLE BEDROOM VICTORIAN COTTAGE ** ** Town centre close to shops, bars, restaurants & Central Line station ** ** Close to Staples Road & forest ** Gas central heating ** ** 2 reception rooms ** ** Residents' permit parking ** ** Part furnished/unfurnished ** ** Available now ** EPC rating: C

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, references to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Dining Room

Lounge

Lounge

Open fitted kitchen

Open fitted kitchen

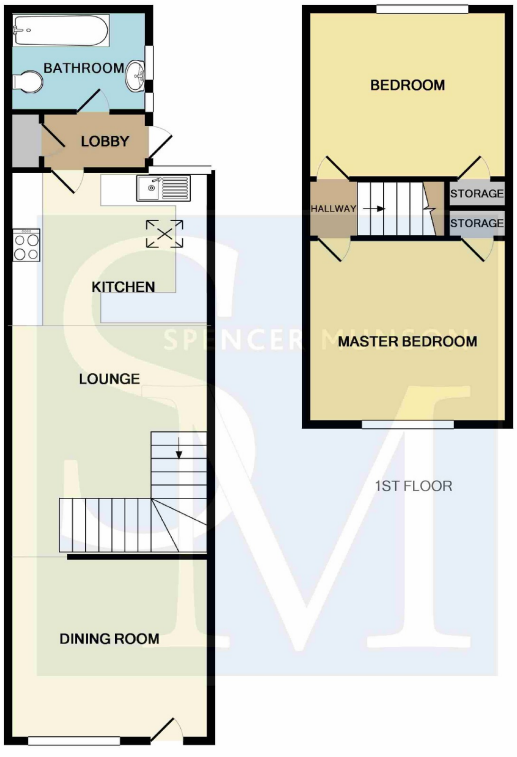
Ground floor bathroom

Garden

Garden

A two double bedroom Victorian cottage in a superb location in the centre of Loughton and so close to Staples Road school and open forest, the High road woith its range of supermarkets, shops, bars, restaurants and cafés and only a 9 minute walk to Loughton Central Line station with direct access to Stratford (Olympic Park, Westfield shopping and access to the DLR and Mainline networks) and onto The City and West End of London. This character home has been repainted a, has gas fired central heating and can be rented with or without furniture by agreement. This home has two reception rooms with the lounge open to the fitted kitchen, ground floor bathroom, two double bedrooms and a courtyard garden. The road has NEPP residents' parking permits (please check with NEPP for availability and price). Available now. EPC rating: C

Dining Room 3.95m x 3.67m (13'0" x 12'0"), Lounge 3.62m x 3.33m (11'11" x 10'11"), Open fitted kitchen 3.51m x 2.44m (11'6" x 8'0"), Ground floor bathroom, Bedroom One 3.61m x 3.33m (11'10" x 10'11"), Bedroom Two 3.61m x 3.15m (11'10" x 10'4"), Exterior, Garden



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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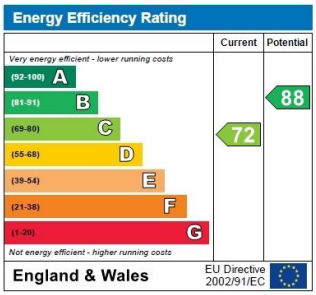
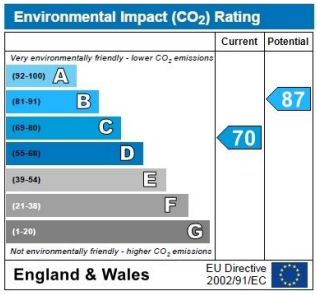
Bedroom One

Bedroom Two