



LAWLOR'S
SALES & LETTINGS



An attractive four bedroom semi-detached family home with an impressive 128ft southerly aspect garden, being close to Loughton High Road and sought-after schools.

Queens Road, Loughton

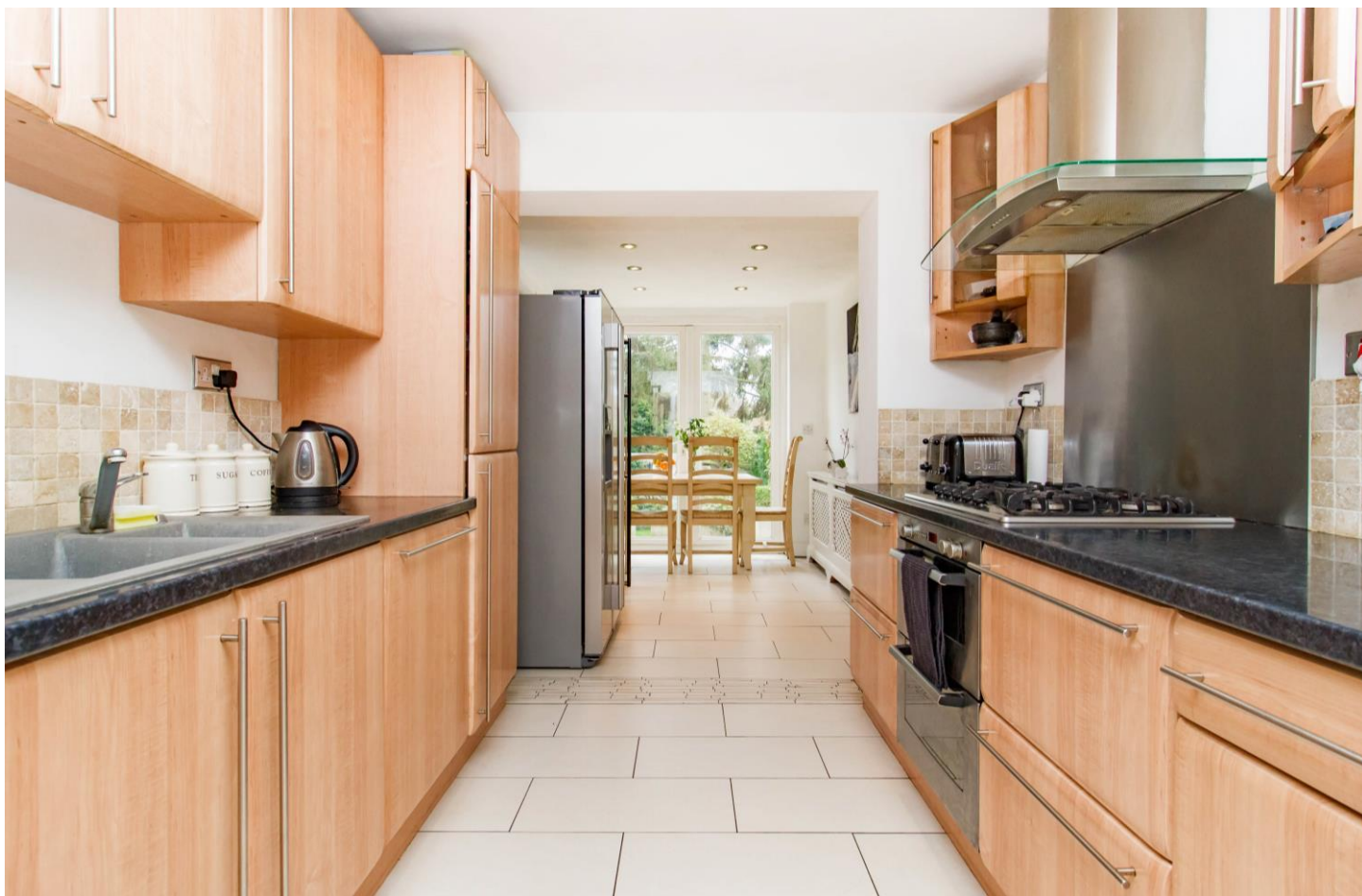
TO VIEW | 020 8502 5588



IN BRIEF...

Age:	1920s
Tenure:	Freehold
Bedrooms:	4
Bathrooms:	2
Receptions:	2
Area:	136.0 sq.mt 1464.0 sq.ft
Condition:	Well Presented
Outside:	128ft Rear Garden
Parking:	Off-Street Parking

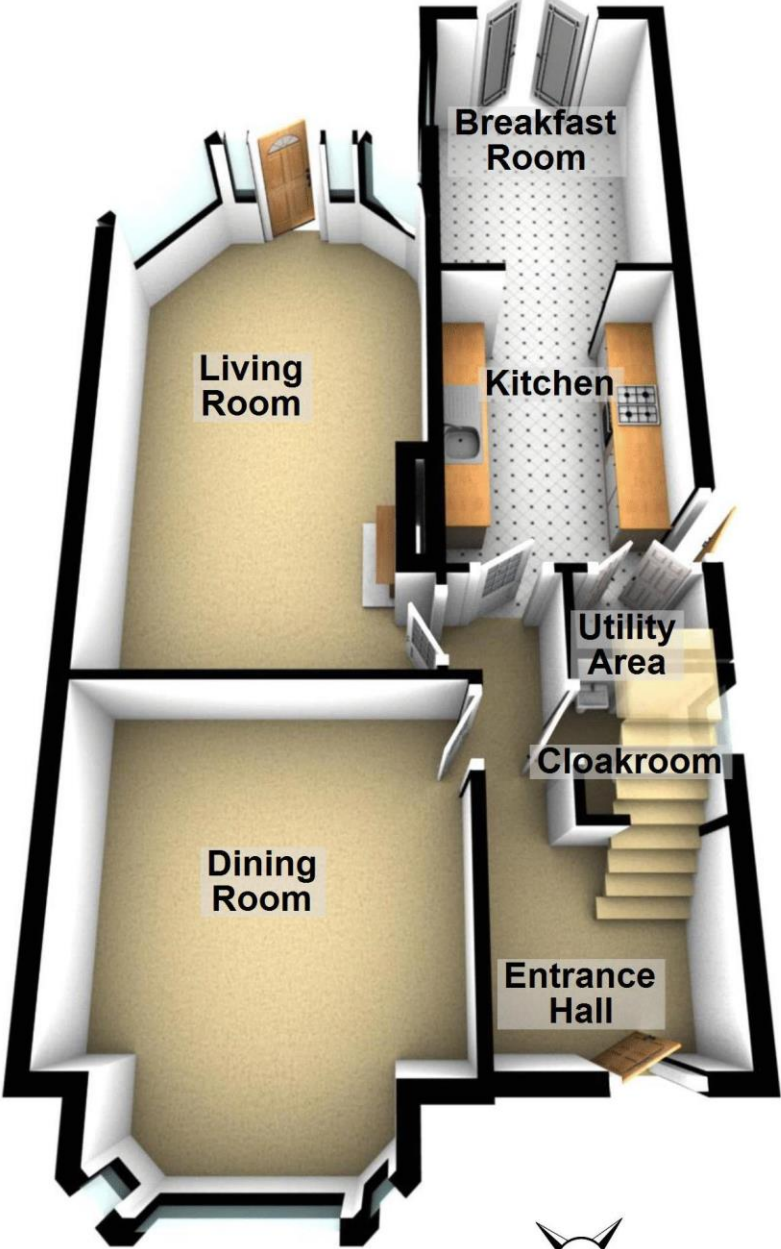
Situated within an idyllic location is this four bedroom semi-detached character property arranged over three floors. This attractive house benefits from being close to sought-after schools, Loughton High Road and Epping Forest. The accommodation provides an entrance hallway, dining room, living room with unique bay leded light windows and doors overlooking a beautiful rear garden, kitchen/breakfast room, guest cloakroom and a utility area. On the first floor there are three double bedrooms with an en-suite shower room to the master bedroom, plus a family bathroom. The top floor enjoys a further bedroom with superb views over surrounding gardens. Externally, there is an impressive 128ft rear garden and to the front there is off-road parking for two vehicles. A must see property to appreciate the accommodation on offer.



PLANS...

Ground Floor

Approx. 61.9 sq. metres (666.0 sq. feet)



First Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.2 sq. feet)



Total area: approx. 136.0 sq. metres (1464.0 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

DIMENSIONS...

Ground Floor

Living Room

Dining Room

Kitchen

Breakfast Room

Guest Cloakroom

First Floor

Master Bedroom

En Suite

Bedroom Two

Bedroom Four

Bathroom

Second Floor

Bedroom Three

Rear Garden

20' 3" to bay x 11' 3" (6.17m x 3.43m)

14' 5" to bay x 12' 5" (4.39m x 3.78m)

11' 0" x 8' 0" (3.35m x 2.44m)

11' 0" x 8' 0" (3.35m x 2.44m)

4' 5" x 3' 5" (1.35m x 1.04m)

20' 0" x 11' 8" (6.09m x 3.55m)

7' 3" x 3' 4" (2.21m x 1.02m)

13' 0" x 12' 2" (3.96m x 3.71m)

13' 6" to bay x 8' 3" (4.11m x 2.51m)

8' 6" x 8' 1" (2.59m x 2.46m)

15' 9" x 13' 1" (4.80m x 3.98m)

128' 0" x 27' 0" (38.98m x 8.22m)

MORE DETAILS...

EPC: E | Local Authority: Epping Forest District Council | Council Tax Band: F

EPC...

Energy Performance Certificate

83, Queens Road, LOUGHTON, IG10 1RR

Dwelling type: Semi-detached house

Reference number: 8216-7127-1760-3447-4926

Date of assessment: 23 March 2018

Type of assessment: RdSAP: existing dwelling

Date of certificate: 10 April 2018

Total floor area: 130 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 4,929

Over 3 years you could save

£ 2,394

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 459 over 3 years	£ 234 over 3 years	
Heating	£ 3,921 over 3 years	£ 2,073 over 3 years	
Hot Water	£ 549 over 3 years	£ 228 over 3 years	
Totals	£ 4,929	£ 2,535	<div>You could save £ 2,394 over 3 years</div>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-10) G

Not energy efficient - higher running costs

Current

Potential

60

57

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 768
2 Floor insulation (suspended floor)	£800 - £1,200	£ 201
3 Draught proofing	£80 - £120	£ 76

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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NOTEWORTHY...

Four Bedroom Semi-Detached House
Nearby Sought-After Schools
Convenient For Forest Walks
Close To The Conservation Area Of Loughton

TO AVOID DISAPPOINTMENT...

Quality properties such as this are always in demand. Let us value your property at the earliest opportunity to avoid disappointment.

Call for your free valuation
020 8502 5588

OUTSIDE...

To the rear of the property there is a 128ft garden arranged over several levels with mature plants and shrubs to borders as well as a patio area. There is also a carefully disguised enclosure housing several sheds and outbuildings. To the front there is a shingled driveway providing off-road parking complete with access to the side leading to the rear.



LOCATION...

Town centre: High Road, Loughton, Less Than 0.5 Miles

Supermarket: Morrisons, Less Than 0.5 Miles

Sports centre: Loughton Leisure Centre, Less Than 0.5 Miles

SCHOOLS...

Please visit www.schoolsnet.com to locate appropriate schools (Property Postcode: IG10 1RR)

TRANSPORT...

Underground station: Loughton Station, Approx 1 Mile

Railway station: Chingford Station, Approx 4 Miles

Motorway junction: M11 Junction 5, Approx 1.5 Miles

AREA...



LAWLORS
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Loughton Sales, 165 High Road, Loughton, IG10 4LF

Sales: 020 8502 5588 loughton.sales@lawlors.co.uk www.lawlors.co.uk

AGENTS NOTES: With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form any part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electrical installation or any type of appliances which may be included.