



**Price**  
**£350,000**

**Freehold**

2x  1x  2x 

**Lower Road, Loughton,  
Essex, IG10**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Extended character cottage with period features
- Close to Epping Forest
- Selection of shops and bus routes nearby
- In need of modernisation
- Potential to extend, subject to planning permissions
- Being sold chain free

## Accommodation

### GROUND FLOOR

Lounge : 11'11 x 10'11 (3.63m x 3.33m)

Dining Room : 12'0 x 10'10 (3.66m x 3.30m)

Kitchen : 10'1 x 7'0 (3.08m x 2.14m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1 : 12'1 x 10'11 (3.69m x 3.33m)

Bedroom 2 : 10'11 x 9'7 (3.33m x 2.92m)

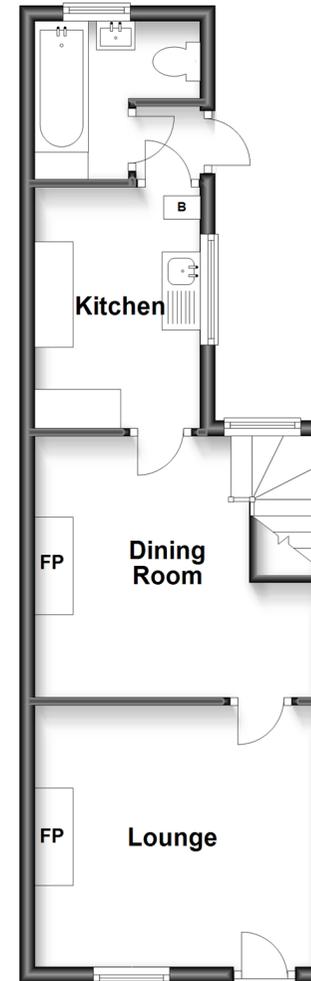
### OUTSIDE

Front Garden

Rear Garden

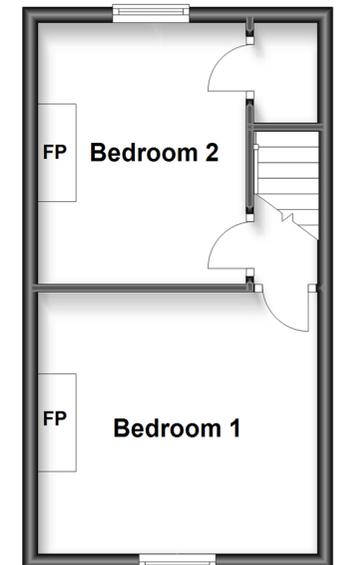
### Ground Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



### First Floor

Approx. 24.8 sq. metres (267.4 sq. feet)



Call Loughton - 020 8502 1326 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- This property is not standard construction which could affect mortgage lending, please contact us before proceeding
- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



52316983/20230706/LL/LL