



BUTLER & STAG

Loughton Lane | Epping
| CM16

Guide Price £525,000 - £550,000

A fantastic opportunity to put your own stamp on this semi-detached bungalow which offers huge scope for redesigning or extending, subject to planning approval.

The property has been enjoyed in the same family for generations and boasts fantastic potential to turn into something truly special. Accommodation comprises of two double bedrooms, a loft room, a bathroom, two reception rooms and kitchen all in need of modernization.

• Semi-Detached Bungalow • Two Bedrooms • Loft Room • Off Street Parking • Chain Free • Garage

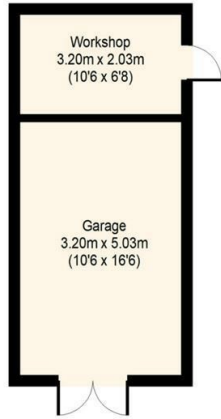
Asking Price £525,000 | Freehold



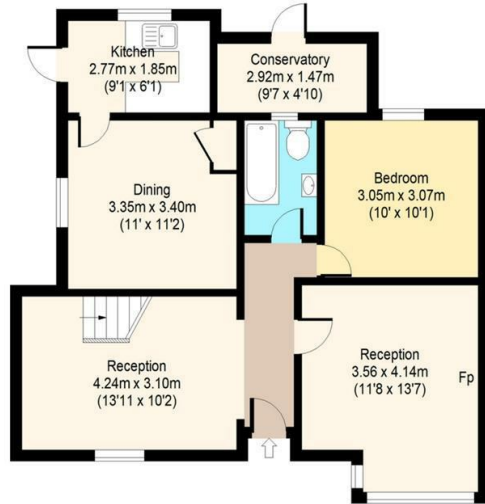


Loughton Lane, CM16

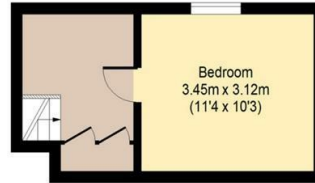
Outbuilding
Approx. 23 Sq. meters (248 Sq. feet)



Ground Floor
Approx. 67 Sq. meters (721 Sq. feet)

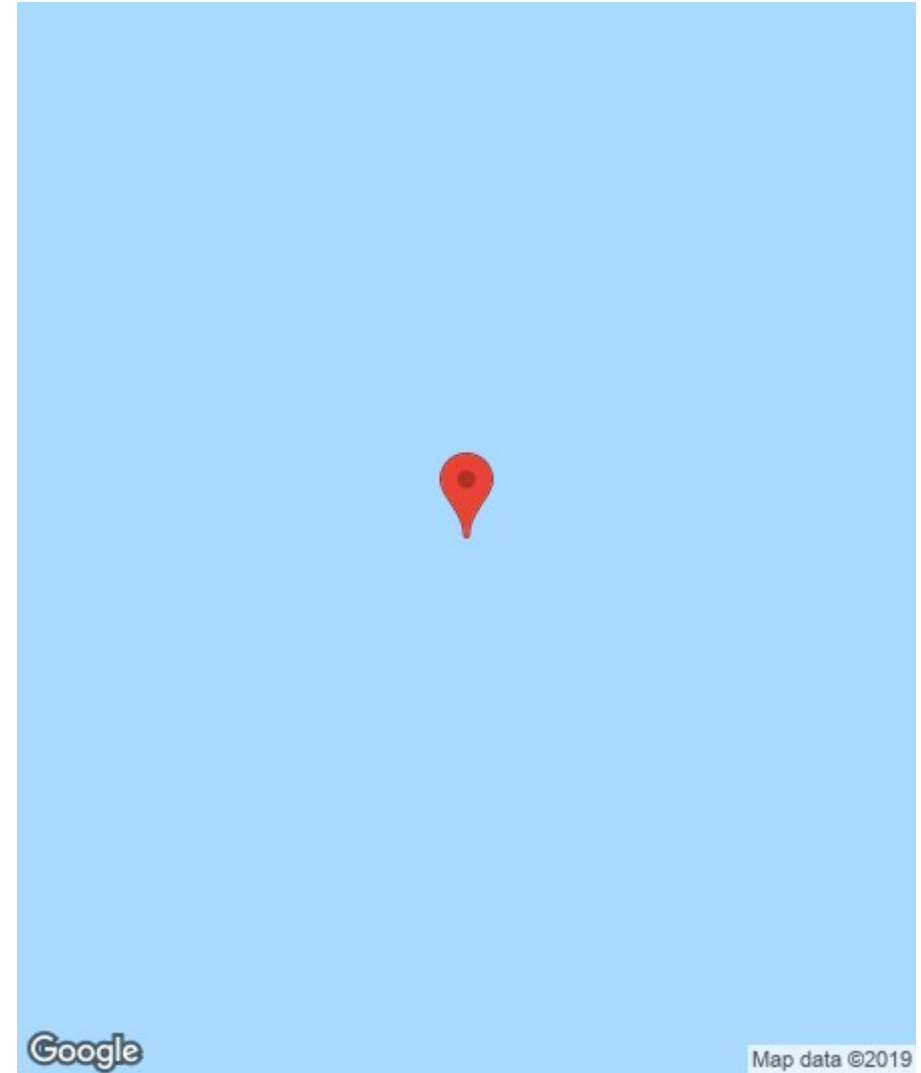


First Floor
Approx. 18 Sq. meters (194 Sq. feet)



Total area: approx. (Excluding Outbuilding) 85 Sq. meters (915 Sq. feet)
Total area: approx. (Including Outbuilding) 108 Sq. meters (1163 Sq. feet)
For illustration purposes only - not to scale

www.lpaplus.com



BUTLER & STAG

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	