

BUTLER & STAG

Flat 13, The Willows, 63 High Road

Loughton

£375,000



Flat 13

The Willows, Loughton

Smart and well-presented two bedroom apartment, located on the ground floor of a modern purpose built block with off street parking, garage and a share of freehold.

- Two Bedrooms
- CHAIN FREE
- Ground Floor Flat
- Garage/Parking
- Well Presented
- Spacious Lounge



The accommodation comprises of a good size living room which is bright and spacious, separate and fully fitted kitchen with sleek units, two double bedrooms and a modern bathroom.

The property comes with a parking space which is gated, garage-en-bloc.

The Willows is located within easy reach of Loughton Central Line station which offers easy access into the City, Canary Wharf, West End and beyond. Also within close proximity is the ever popular Loughton High Road with its comprehensive range of shops, delightful boutiques, eateries, bars and restaurants.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D












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80351

The Willows

Approx. Gross Internal Area 64.6 Sq M (695.2 Sq Ft)

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Ground Floor

Approx. 64.6 sq. metres (695.2 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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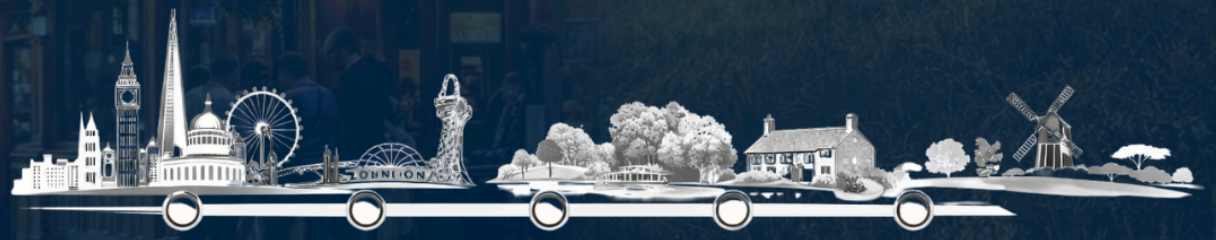
We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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Like what you see? **Let's talk**

BUTLER & STAG

Book your **FREE** valuation now



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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.