

Daniel  
Frank



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Daniel  
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## 67 Queens Road Loughton, IG10 1RR

A deceptively spacious three-bedroom detached home positioned in one of Loughton's most desirable locations.

The accommodation is arranged over two floors. The ground floor comprises of a bright entrance hall, a family room with a log burner, a huge open plan living room which leads to the dining area and modern fitted kitchen with built in appliances and garden access. There current vendors have cleverly created a utility room, complete with a storage cupboard and cloakroom. Upstairs offers an enormous main bedroom with fitted wardrobes and a contemporary en-suite bathroom. A further two double bedrooms and a family shower room completes the first floor.

Externally the front provides off street parking. The large rear garden has been beautifully designed which is mainly laid to lawn with shrubs and tree borders. There is a decked area for summer entertaining and a large summer house/ home office with electric power.

Queens Road is extremely well positioned within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is close by providing vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer.

**Tenure** Freehold  
**Council** Epping Forest

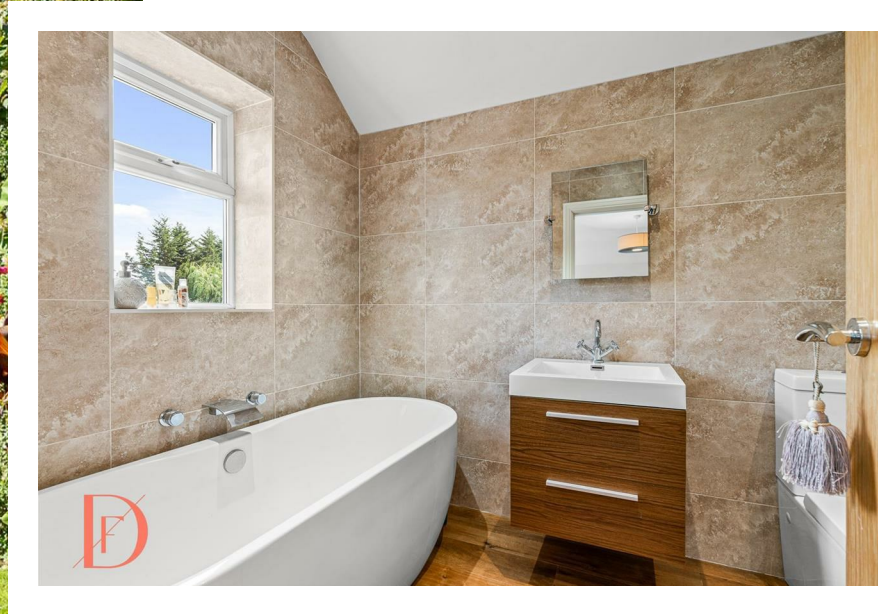






Your Next Chapter





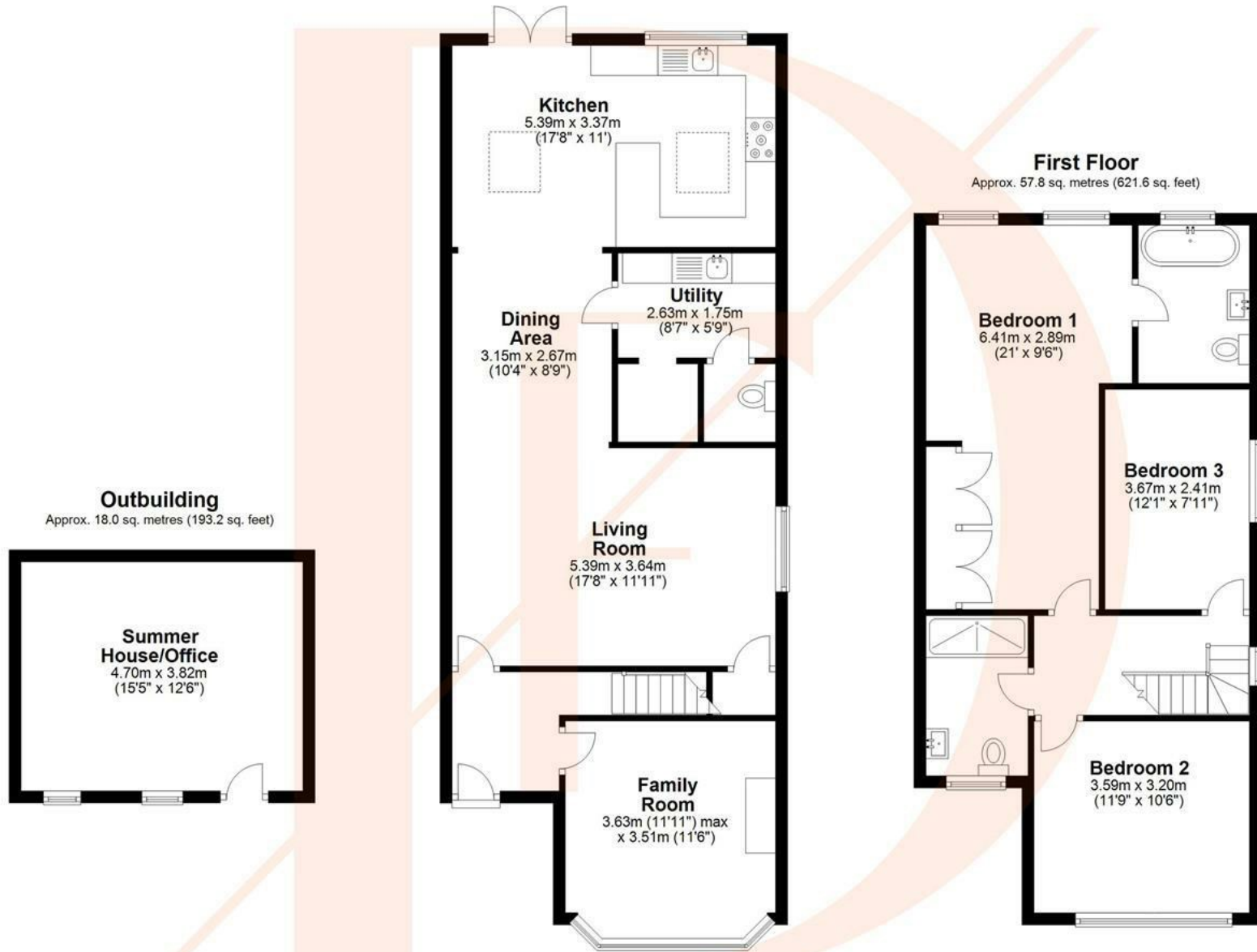
Your Next Chapter





### Ground Floor

Approx. 74.7 sq. metres (804.1 sq. feet)



### First Floor

Approx. 57.8 sq. metres (621.6 sq. feet)

Total area: approx. 150.4 sq. metres (1618.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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### WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

