

Daniel
Frank





87 Forest Road Loughton, IG10 1EF

A newly built four-bedroom family home located just 0.5 miles from Loughton Central Line Station.

The accommodation is arranged over three floors. The ground floor comprises of an entrance hall, a cloakroom, a bright living room, a fabulous open plan kitchen/dining room and a utility room with garden access.

Of particular note is the open plan handmade bespoke kitchen/dining room which includes a central island with a breakfast bar, Bosch appliances, quartz worktops and bi-folding doors leading to the immaculate rear garden.

The first floor has three double bedrooms, the biggest benefitting from fitted wardrobes and an en-suite shower room. There is also a modern fully tiled family bathroom.

The top floor features the main bedroom suite complimented by an impressive four-piece en-suite bathroom and a fitted walk in wardrobe.

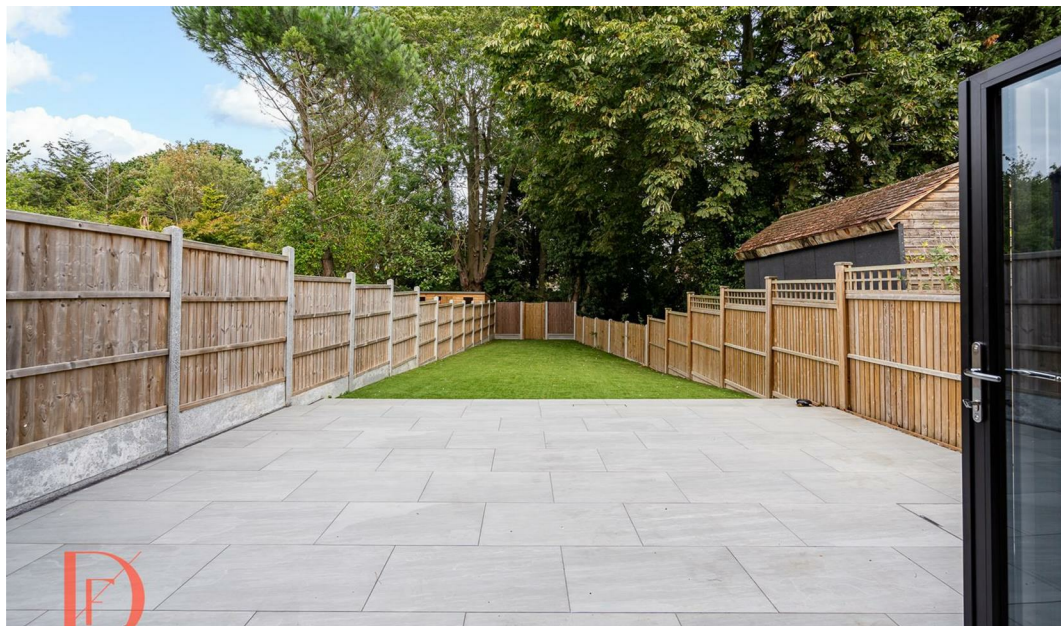
Externally to the front there is a private driveway providing off street parking for two cars which is very rare for this particular road. The immaculate rear garden includes a large tiled patio area and a sizeable artificial grass area. There is also a separate area to the rear of the garden where there is a very useful storage shed with electric power. At the rear runs a small tranquil river.

Further benefits:

- Underfloor heating on the ground floor.
- Bosch appliances including dishwasher, oven, combination oven, induction hob, washing machine and tumble dryer.
- Electric Velux windows on the ground floor.
- External electric sockets.
- External lighting.
- High end fixtures and fittings throughout.
- 10 year new build warranty.
- Outstanding attention to detail throughout.

Tenure Freehold
Council Epping Forest





Your Next Chapter

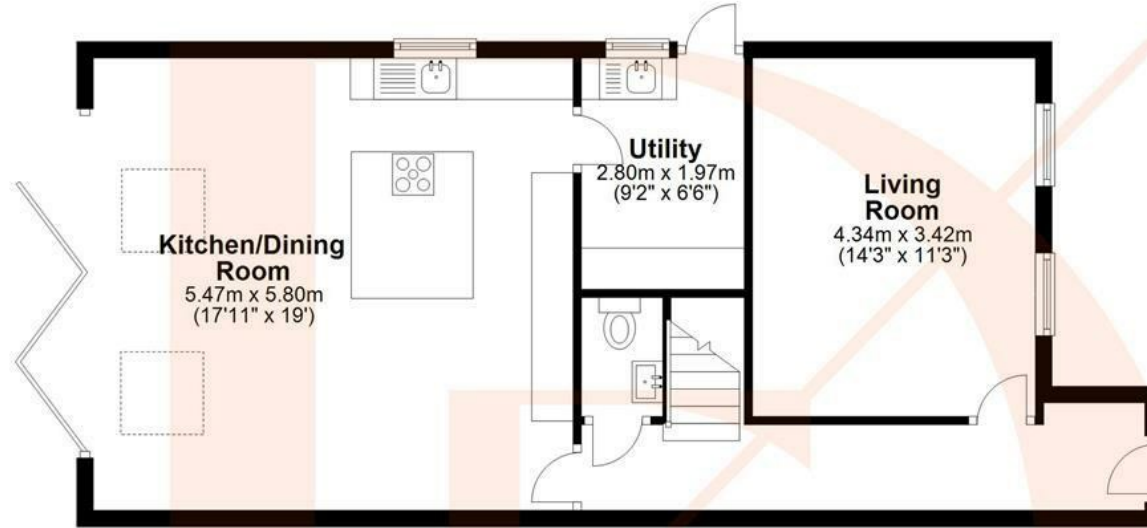


Your Next Chapter



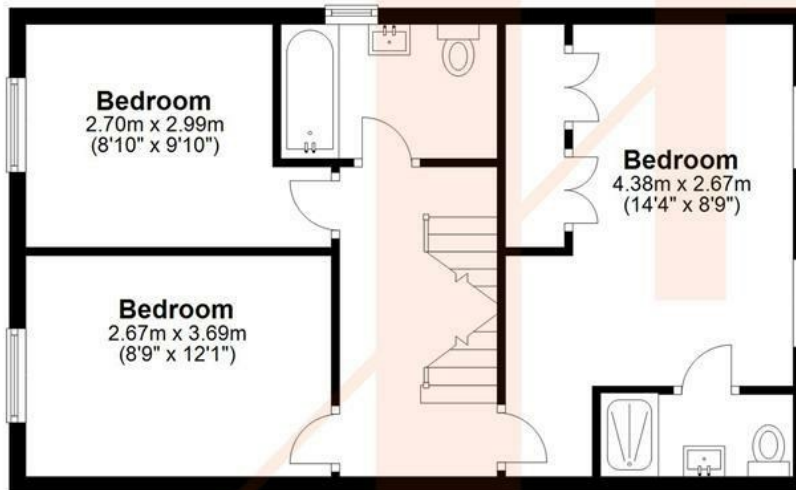
Ground Floor

Approx. 64.1 sq. metres (689.7 sq. feet)



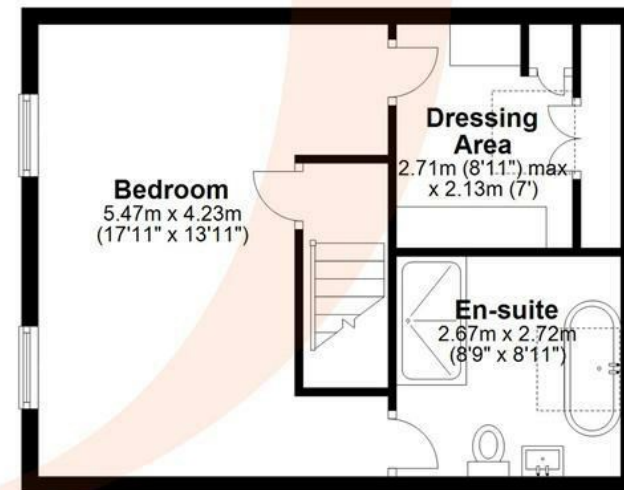
First Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



Second Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



Total area: approx. 153.4 sq. metres (1651.3 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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The property is extremely well located within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is located at the top of Forest Road offering 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.

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

