

Daniel
Frank





85 Queens Road Loughton, IG10 1RR

A beautifully presented four-bedroom semi-detached home positioned on one of Loughton's most desirable roads.

The accommodation is arranged over three floors and offers an abundance of character throughout.

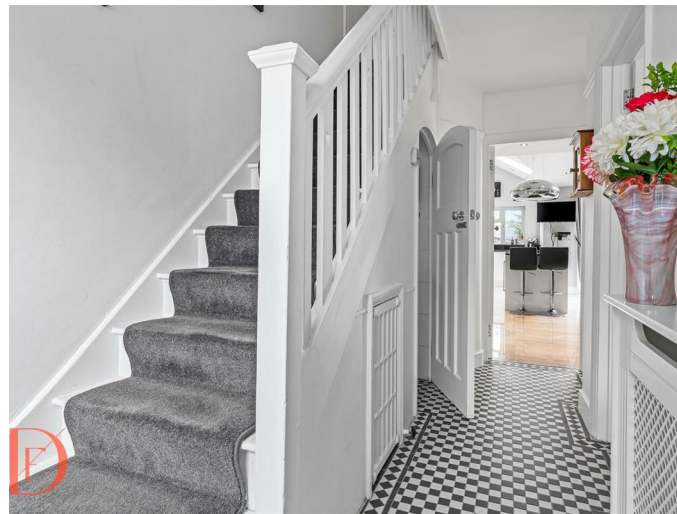
The ground floor welcomes you with a bright entrance hall featuring exquisite tiled flooring, leading to a spacious family room and a convenient downstairs WC. The heart of the home is a remarkably proportioned modern kitchen/diner, extended for added space and equipped with integrated Miele appliances. A central island, hosting a gas cooker and a wine cooler. This area of the house is bathed in abundant natural light, thanks to the expansive windows and bi-folding doors that open up to the garden.

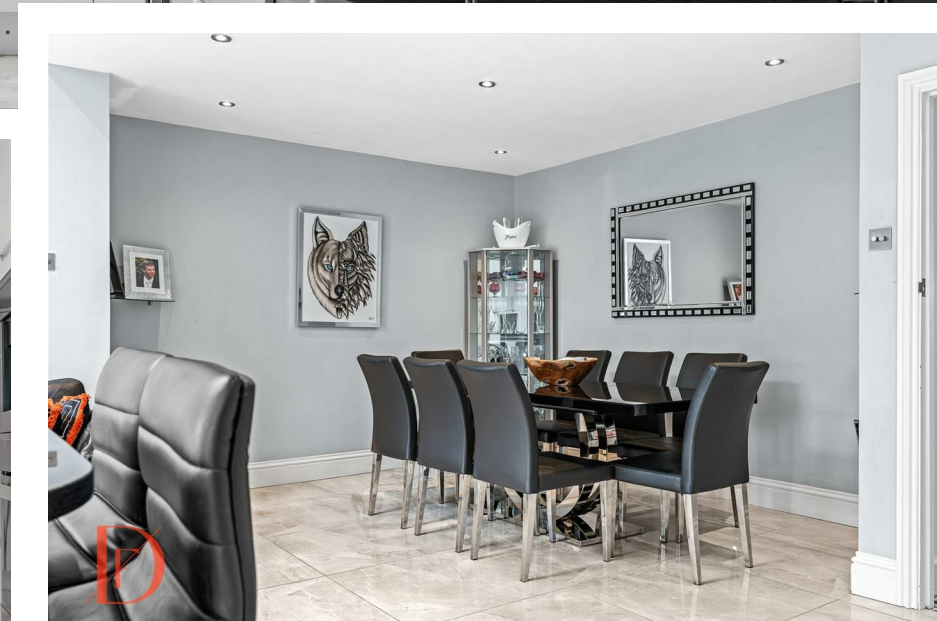
Ascending to the first floor reveals two double bedrooms with fitted wardrobes, a versatile single bedroom/office, and a well-appointed three-piece family bathroom. The journey continues to the second floor, where a generously sized bedroom awaits, offering ample storage and panoramic views over Loughton. A separate shower room completes this level.

Outside, the front showcases a driveway for convenient off street parking, while the thoughtfully designed rear garden features a spacious decking area, perfect for summer gatherings. This transitions seamlessly to a large and well-maintained lawn surrounded by shrubs and tree borders.

Benefiting from a prime location on Queens Road, this residence is within walking distance to the High Road and Loughton Central Line Station. The nearby Epping Forest beckons with vast expanses for biking, dog walks, or leisurely Sunday family strolls. The area also boasts excellent private and public schools at both primary and secondary levels, making it an ideal choice for the family buyer.

Tenure Freehold
Council Epping Forest.





Your Next Chapter

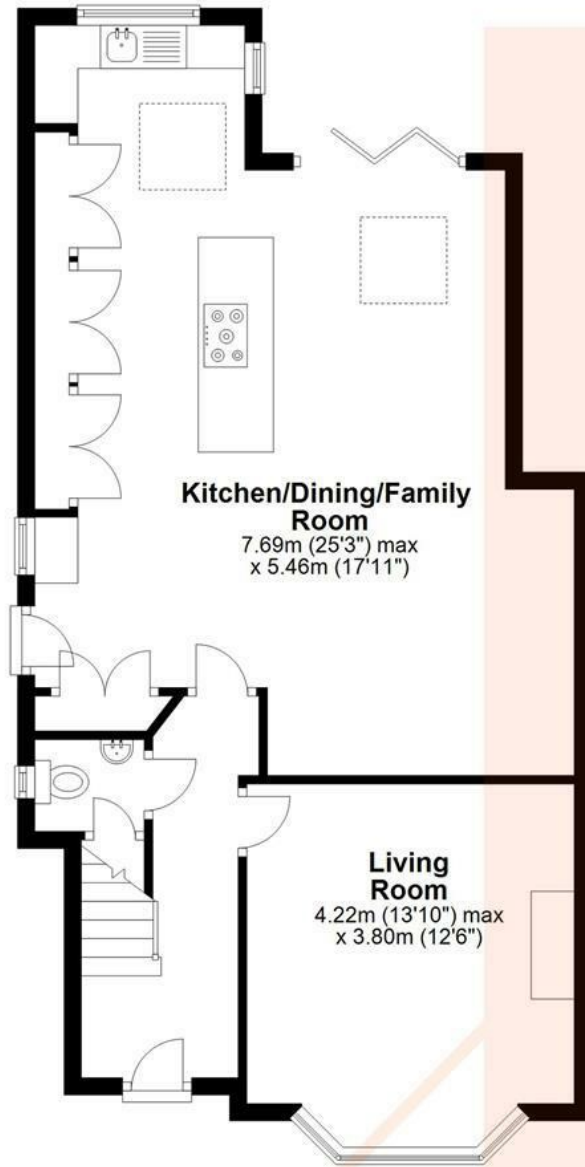


Your Next Chapter



Ground Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



Kitchen/Dining/Family Room

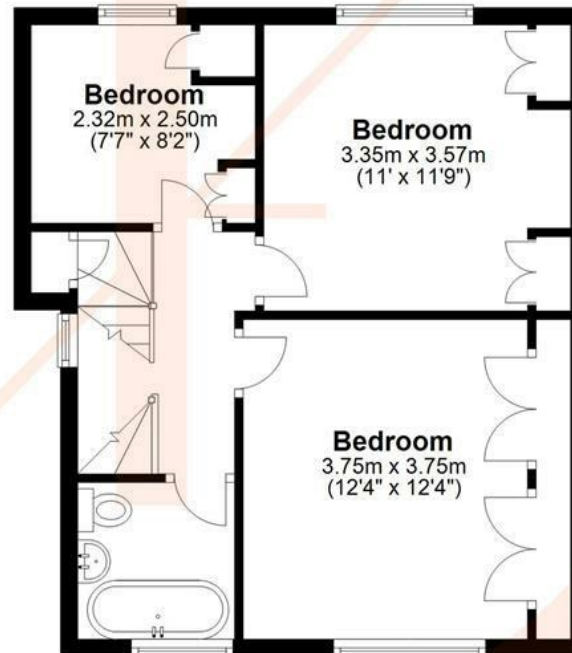
7.69m (25'3") max
x 5.46m (17'11")

Living Room

4.22m (13'10") max
x 3.80m (12'6")

First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Bedroom

2.32m x 2.50m
(7'7" x 8'2")

Bedroom

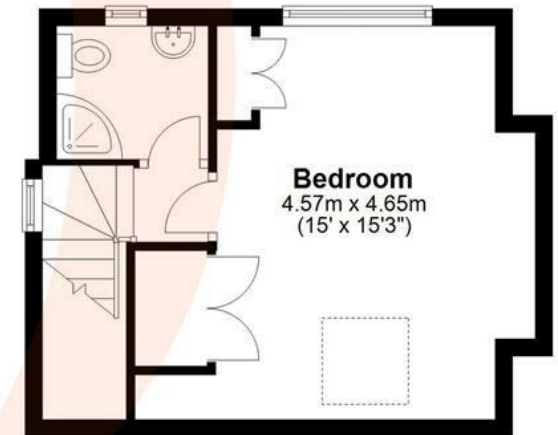
3.35m x 3.57m
(11' x 11'9")

Bedroom

3.75m x 3.75m
(12'4" x 12'4")

Second Floor

Approx. 24.9 sq. metres (267.6 sq. feet)



Bedroom

4.57m x 4.65m
(15' x 15'3")

Total area: approx. 134.3 sq. metres (1445.9 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	