

Daniel
Frank





25 Upper Park Loughton, IG10 4EY

Presenting a rare opportunity that graces the market for the first time since 1978, this captivating six-bedroom Edwardian residence is nestled on one of Loughton's most distinguished roads and is offered to the market on a chain free basis.

Stepping through the front door you are greeted by a warm and inviting hallway, guiding you through to a formal dining room and two expansive reception room that exudes character and charm with fireplaces adorning each space. One of these rooms enjoys the luxury of French doors opening to the garden. The kitchen seamlessly connects to a utility room, and the ground floor is completed by a convenient downstairs WC.

Ascend to the first floor to discover three generously sized bedrooms, two of which boast fitted wardrobes. Accompanying them is a family bathroom, a separate WC, and a well-proportioned office, providing versatility and ample space.

Journeying to the second floor reveals two additional double bedrooms, with one offering captivating panoramic views.

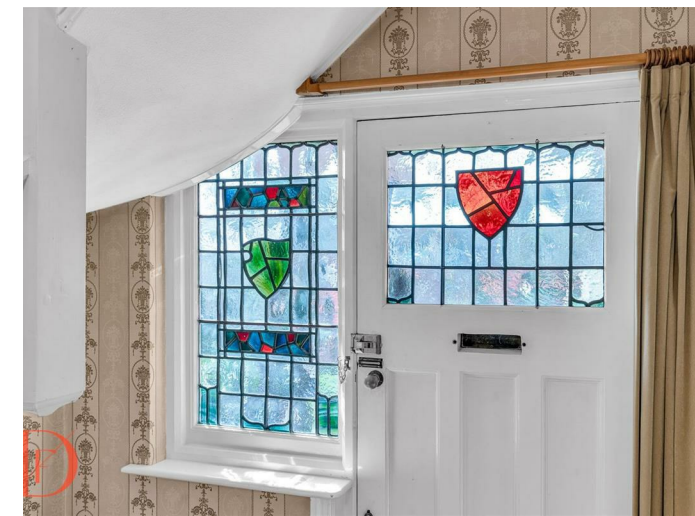
Externally, the property unveils a beautiful rear garden featuring a patio area and an expansive turf extending approximately 85 feet. Access to the garage adds an extra layer of convenience.

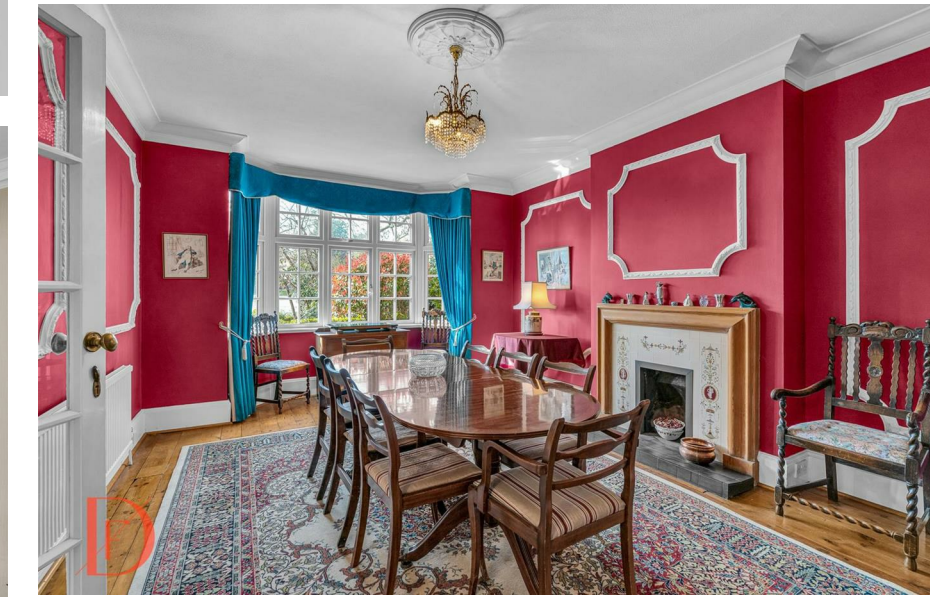
At the property's front, a paved driveway provides off-street parking for multiple cars, accompanied by a front garden extending around 40 feet, ensuring a sense of privacy.

The property, retaining its original configuration, holds vast potential for extension, subject to planning permission.

Conveniently located only 0.6 miles from Loughton Station and a mere 0.2 miles from Loughton High Road, this residence seamlessly combines the appeal of historical charm with the convenience of modern living.

Tenure Freehold
Council Epping Forest

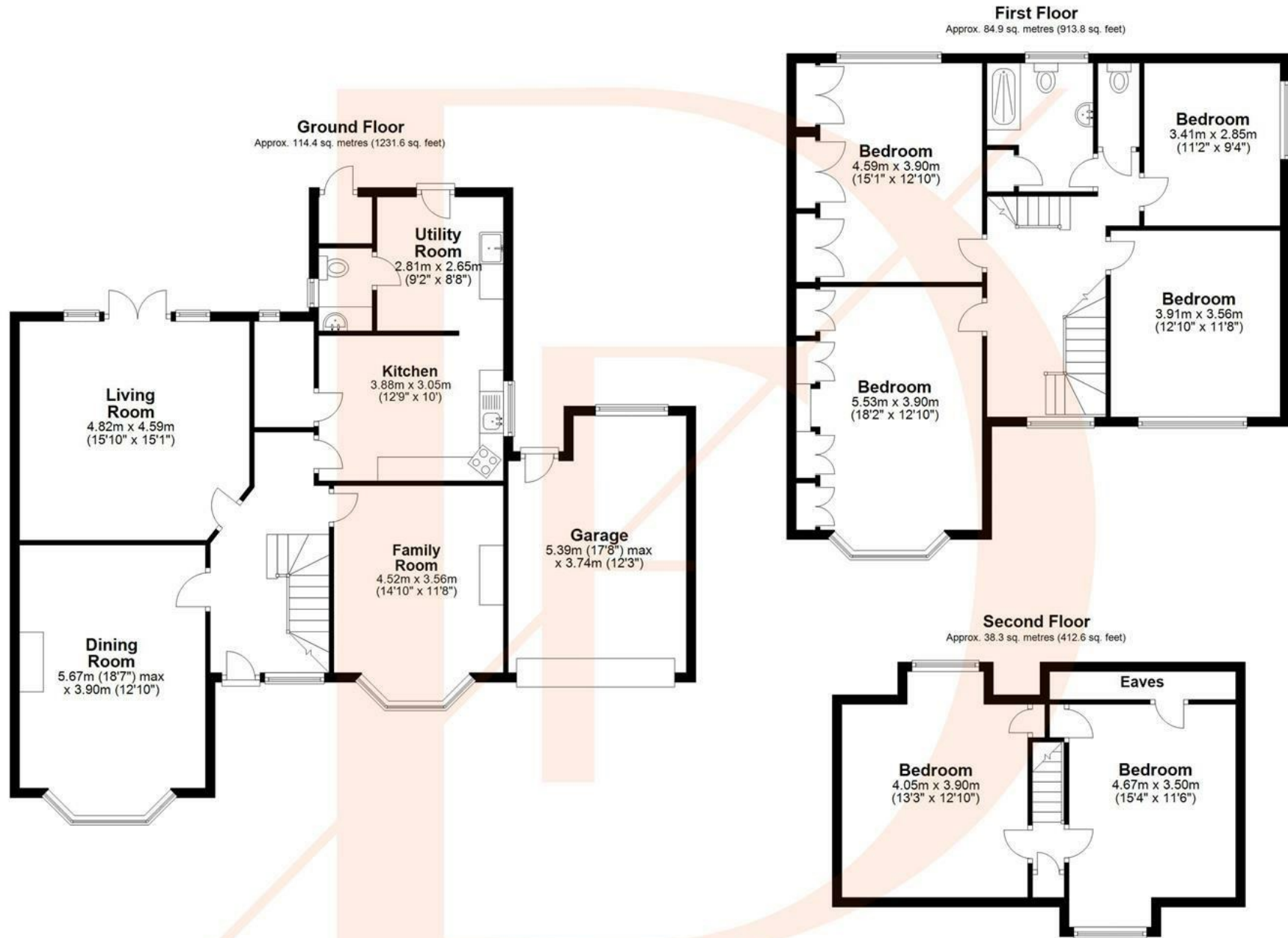




Your Next Chapter



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Total area: approx. 237.6 sq. metres (2558.0 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			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

