

Daniel  
Frank







## 21 Clifton Road Loughton, IG10 1EA

A truly unique opportunity to purchase an extended two-bedroom period property located just 0.4 miles from Loughton Central Line Station.

The accommodation is arranged over two floors. The ground floor comprises of a bright living room, a dining room and a modern fitted kitchen with access into the garden. Upstairs has two double bedrooms and a well-presented bathroom. The main bedroom benefits from fitted wardrobes and the second bedroom has wardrobe space within a cupboard.

Externally there is a low maintenance rear garden and a 16'5" x 14'5" garage offering huge potential for development, subject to the usual planning consent. Clifton Road offers residents parking permits.

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 just a short walk away. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer.

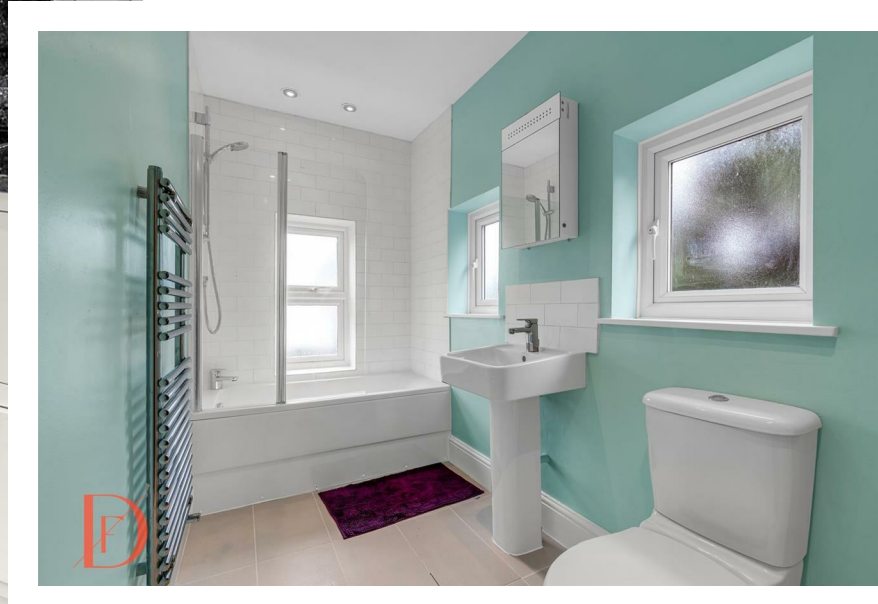
**Tenure** Freehold  
**Council** Epping Forest





Your Next Chapter



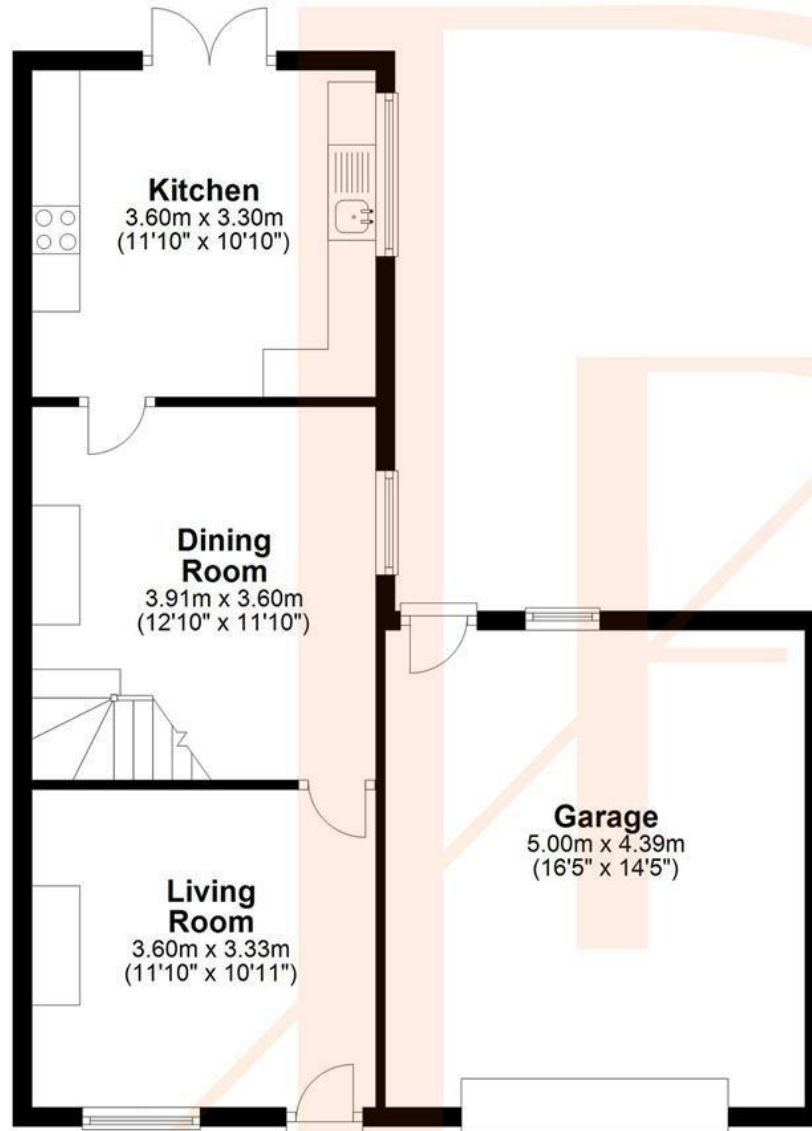


Your Next Chapter



## Ground Floor

Approx. 61.1 sq. metres (658.0 sq. feet)



## First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 92.9 sq. metres (1000.3 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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### 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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	

