

Daniel
Frank





31 Habgood Road Loughton, IG10 1HF

An extended four-bedroom family home located in the heart of Loughton close to Epping Forest, the High Road, and the Central Line.

The accommodation is arranged over three floors. Ground floor comprises of an entrance hall, a cloakroom, a large living room with a feature fireplace and an open plan kitchen/diner with a separate utility area. The first floor offers two double bedrooms, a single bedroom and a family bathroom. The second floor features the main bedroom with fitted wardrobes and a modern en-suite shower room. It is worth noting that all bedrooms have fitted wardrobes and all bedrooms on the first floor have shutters with black out blinds.

Externally the front has a block paved driveway providing off street parking for two cars. The rear has a paved patio area perfect for summer entertaining, a large grassed area and an outbuilding. The outbuilding has electric power and has been separated for both storage and a superb area to work from home.

Habgood Road is extremely well located within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is close by 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.

Tenure Freehold
Council Epping Forest

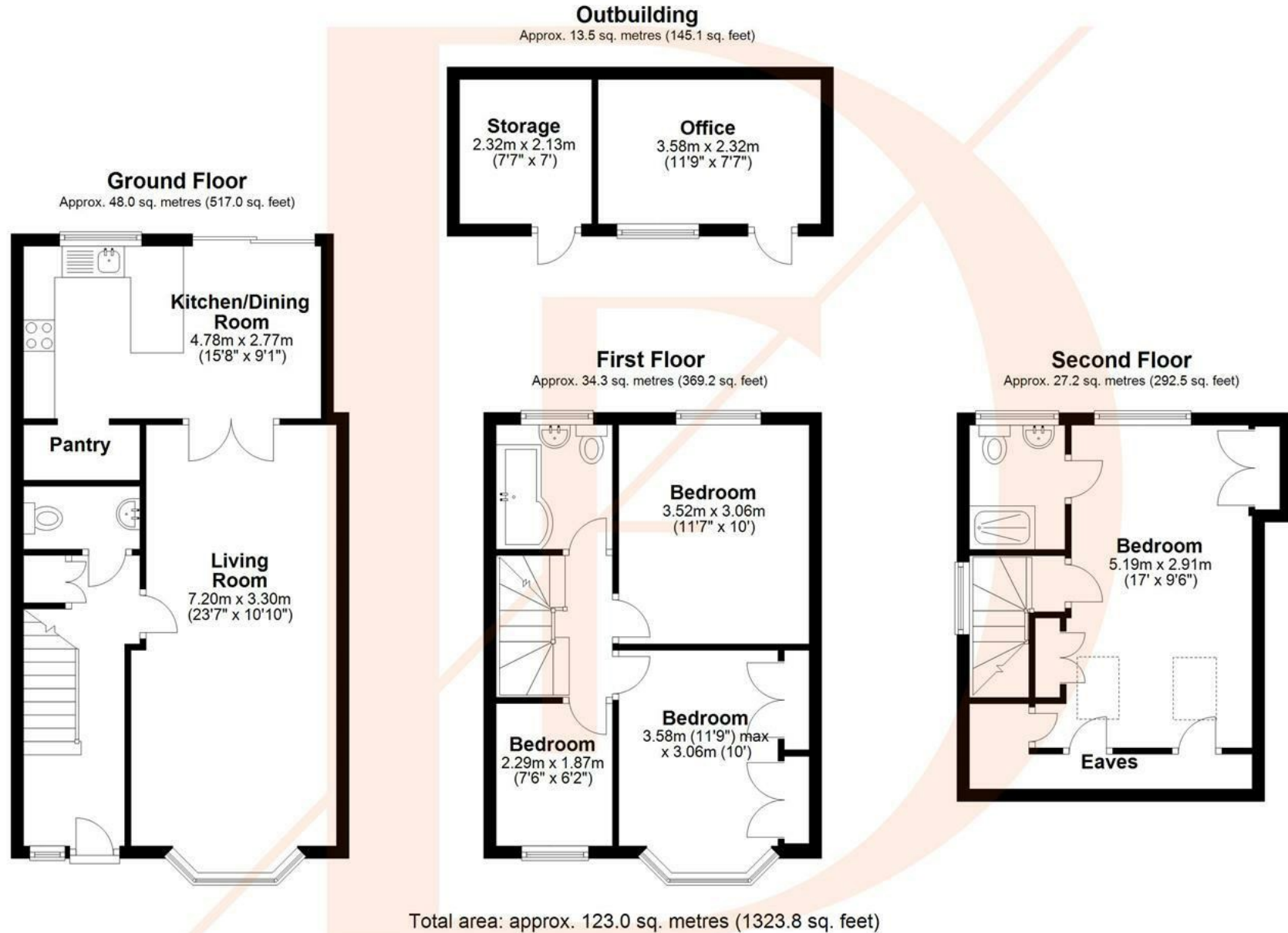




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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	76
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

