

Daniel
Frank





73a Queens Road Loughton, IG10 1RR

Nestled within a highly sought-after residential road, this expansive four-bedroom family home presents a captivating contemporary design throughout.

Spanning four floors, the lower ground features an awe-inspiring living space with impressive double height ceilings and flooded with natural light.

Ascending to the ground floor, an inviting open plan layout provides a striking dining area accentuated by a generous feature window, alongside a sleek cloakroom and a stylish modern kitchen that seamlessly overlooks both the living area and the attractive garden beyond.

On the first floor, the spacious main bedroom boasts a charming feature fireplace, accompanied by an additional double bedroom offering serene garden views.

The second floor reveals two further double bedrooms and a fully tiled modern family bathroom.

Further benefits include:

- New Resitrix EDPM roof installed in 2023.
- New unvented hot water and heating system installed in 2023.
- Six Solar PV panels generating approximately £700 per year income.

Externally, the property boasts off-street parking at the front, while the expansive rear garden presents a large lawn area and a paved patio area ideal for summer entertaining in the warmer months. Completing the outdoor ensemble are two storage sheds discreetly nestled at the rear of the garden, providing ample space for storage.

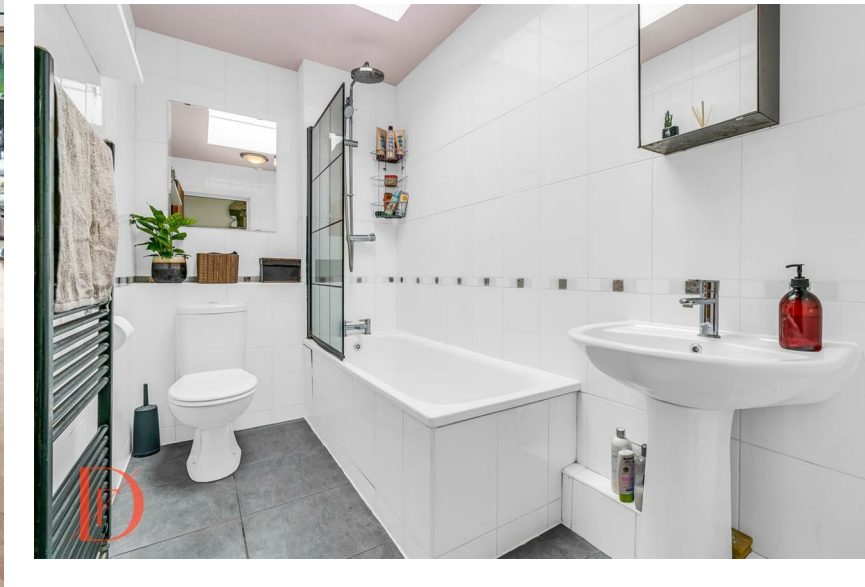
Queens Road is extremely well positioned within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is close by providing vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer.

Tenure Freehold
Council Epping Forest





Your Next Chapter

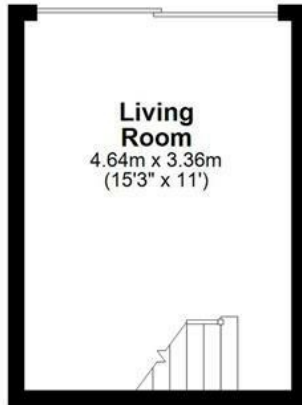


Your Next Chapter



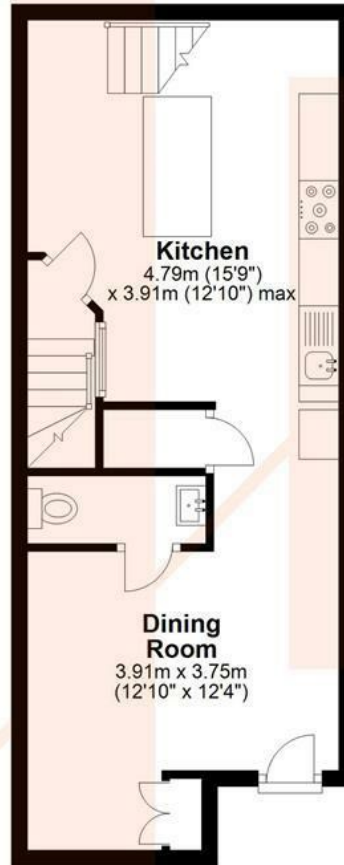
Basement

Approx. 15.6 sq. metres (167.9 sq. feet)



Ground Floor

Approx. 39.1 sq. metres (420.3 sq. feet)



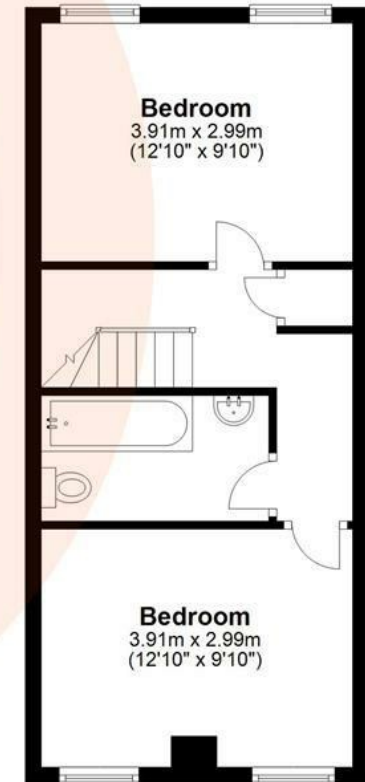
First Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



Second Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 127.7 sq. metres (1374.8 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		78	79
(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	

