

Daniel
Frank





30 Marjorams Avenue Loughton, IG10 1PU

A three-bedroom detached home offered to the market on a chain free basis.

The accommodation is arranged over three floors. Ground floor comprises of a welcoming entrance hallway, a spacious lounge with a large bay window and sliding doors to the rear opening on to a roof terrace. The kitchen has numerous wall and base units, ample worktop space and stairs leading to the lower ground floor which contains a further reception area, a cloakroom and rear garden access.

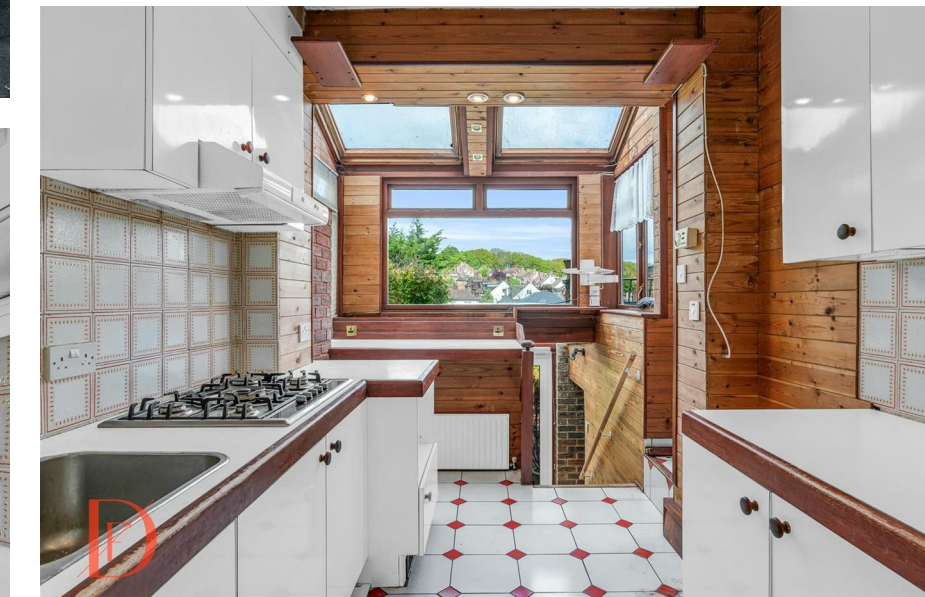
Upstairs has a master bedroom with en-suite shower room, a second double bedroom, a single bedroom and a family bathroom.

The loft (accessed via a metal pull down ladder) is fully boarded and provides excellent space for storage.

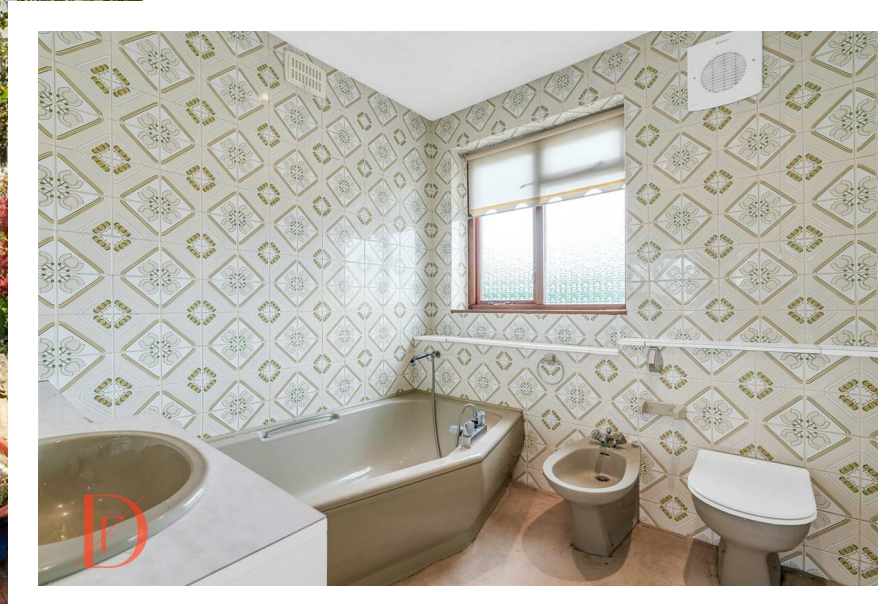
Externally, to the front there is a large front garden which provides sufficient space to create off street parking and a shared driveway leading to the garage. The rear garden has a sizeable patio area whilst the remainder is predominantly laid to lawn. At the bottom of the garden there are two handy outbuildings.

Tenure Freehold
Council Epping Forest

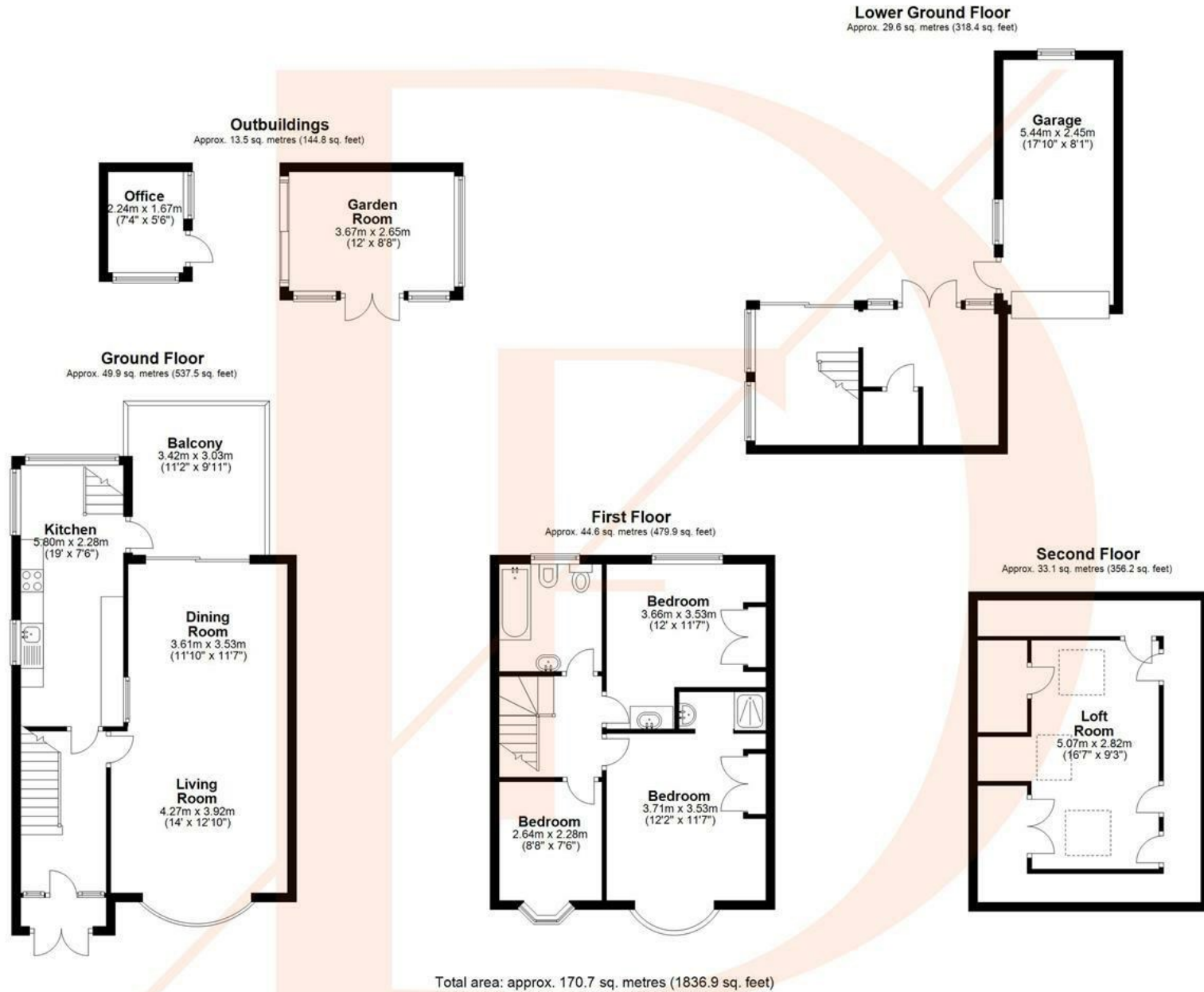




Your Next Chapter



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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) A			
(81-91) B			75
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

