

Daniel
Frank





94 Colebrook Lane Loughton, IG10 2HN

A stunning timber framed four bedroom semi-detached house finished to a high standard throughout.

Upon entry, a bright entrance hallway welcomes you, leading to a stunning through lounge and dining area adorned with French doors opening into the garden. The modern fitted kitchen boasts integrated appliances, including a range cooker, accompanied by a convenient utility area and a downstairs WC.

Ascending to the first floor, you'll find two double bedrooms and a single bedroom, all benefiting from fitted wardrobes, complemented by a contemporary three-piece family bathroom.

Venturing to the second floor, you'll discover another bathroom with his and hers sinks, a spacious walk-in shower, and the master bedroom. This luxurious space features a modern freestanding bath, fitted wardrobes, two large Velux windows with electric blinds, and French doors opening to a Juliette balcony overlooking the garden.

All habitable rooms have shutters and each room is also equipped with speakers connected to a smart system for added convenience.

The secluded rear garden is perfect for hosting in the summer, extending 100 ft deep and boasting multiple seating areas. It features a summer house with a hot tub, a pool table, an outdoor bar, and an outbuilding with a toilet that could serve as another summerhouse, an office, or a separate bedroom.

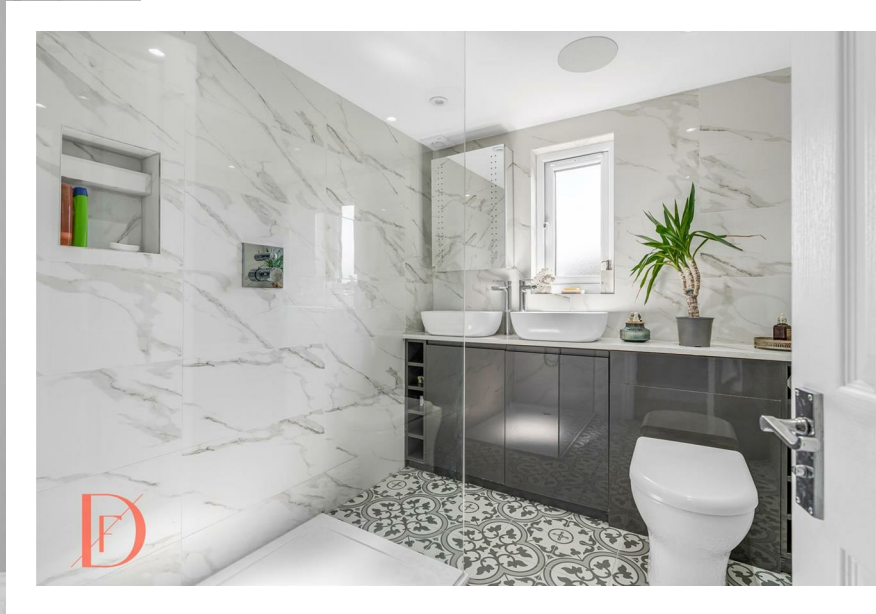
At the front of the property, there's an additional seating area, ample storage, and a newly renovated driveway with three retractable bollards, providing off-street parking for multiple cars and an electric charging point.

Tenure Freehold
Council Epping Forest





Your Next Chapter

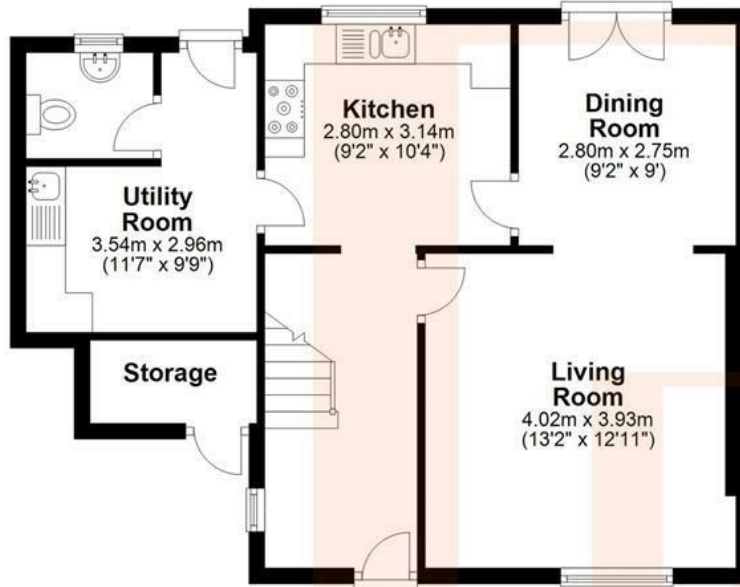


Your Next Chapter



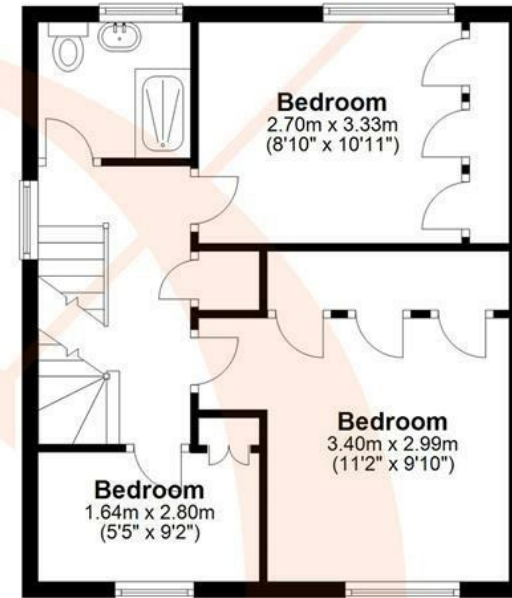
Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



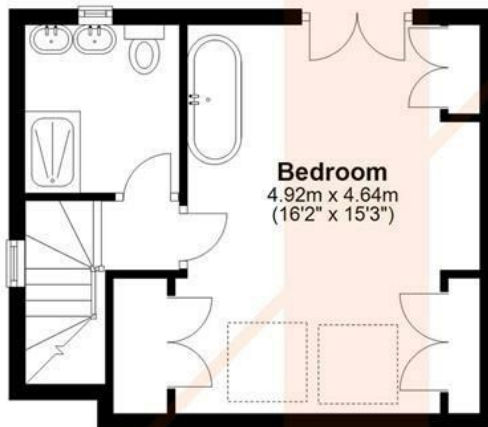
First Floor

Approx. 41.6 sq. metres (448.3 sq. feet)



Second Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



Outbuildings

Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 155.2 sq. metres (1670.8 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
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

