

Daniel  
Frank





## 35 Roding Gardens Loughton, IG10 3NH

Nestled in a peaceful cul-de-sac just 0.2 miles from Loughton Station, this beautifully presented three-bedroom detached house offers a perfect blend of comfort and convenience.

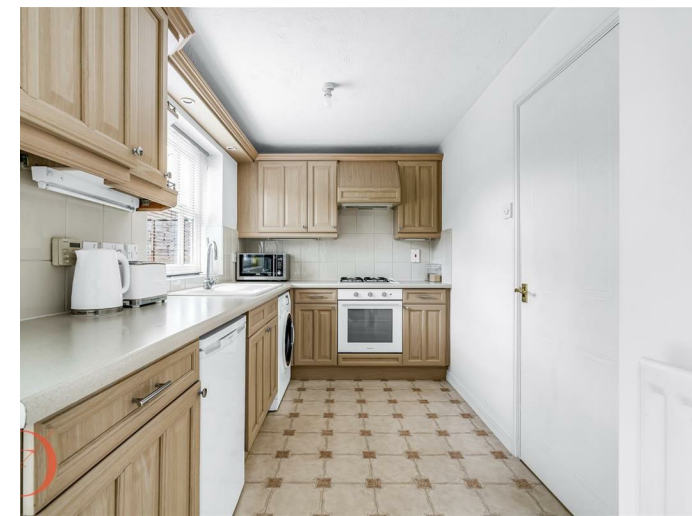
Upon entering the welcoming hallway, you'll find a bright, dual-aspect reception room and a dining room that flows seamlessly into the fitted kitchen, which provides access to the charming garden.

Upstairs, the master bedroom boasts an en-suite bathroom, accompanied by a spacious double bedroom and a versatile single bedroom/office space. A well-appointed family bathroom completes the first floor.

Outside, the property features a generous south-facing garden, a garage, and two allocated parking spaces.

The house looks directly onto the green providing a calming environment and beautiful outlook.

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





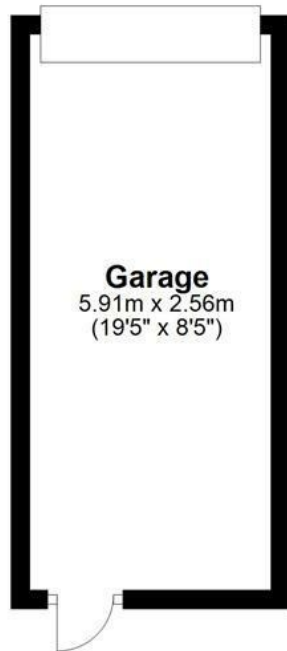
Your Next Chapter



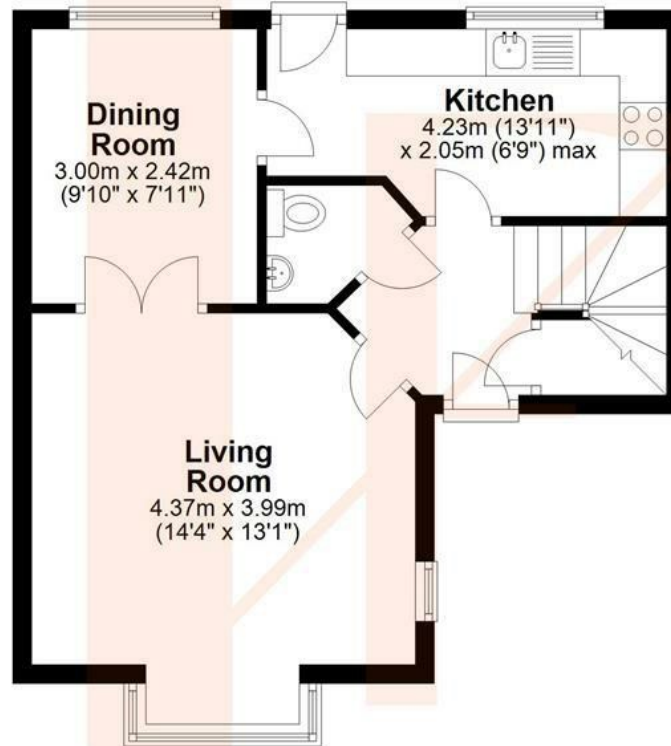
Your Next Chapter



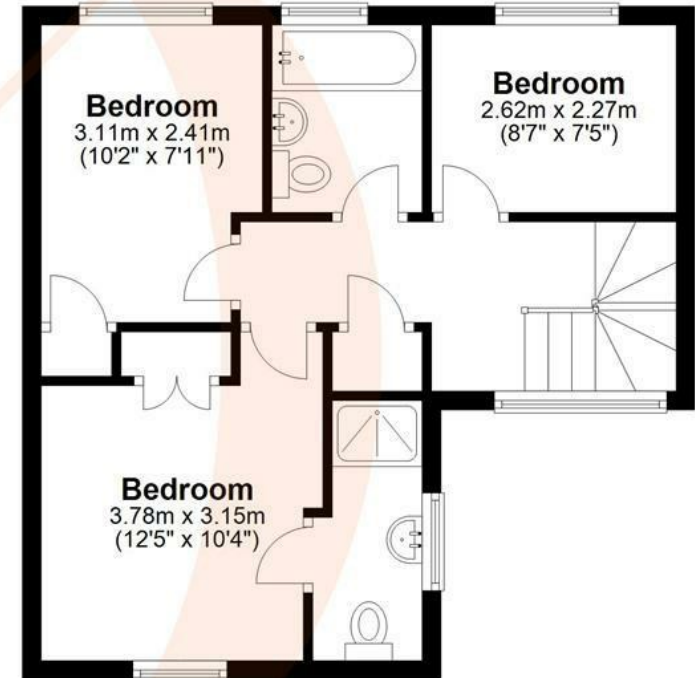
## Outbuilding



## Ground Floor



## First Floor



Approx. Gross Internal Area 961 Sq Ft - 89.28 Sq M  
(Excluding Garage)

Approx. Gross Internal Area Of Garage 163 Sq Ft - 15.13 Sq M

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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



### 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>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	