

Daniel
Frank





77 High Road Loughton, IG10 4JE

A charming Victorian house located just 0.5 miles from Loughton Station.

Spanning three floors, the ground floor boasts a 20-foot lounge featuring a fireplace, parquet flooring, sash windows, and plantation shutters.

The lower floor showcases a modern kitchen equipped with integrated appliances, underfloor heating, and marble-effect granite worktops. This level also opens up to a beautifully landscaped garden with a spacious patio seating area and an artificial lawn.

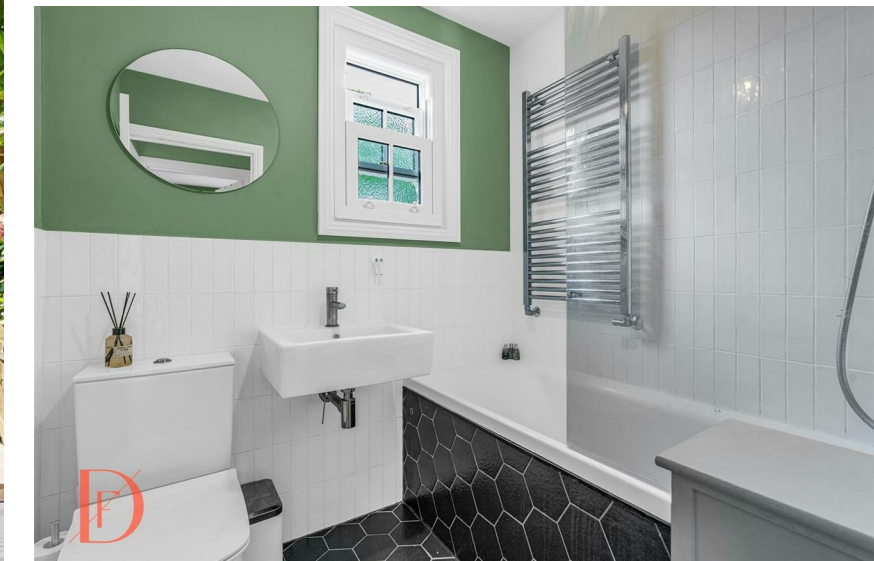
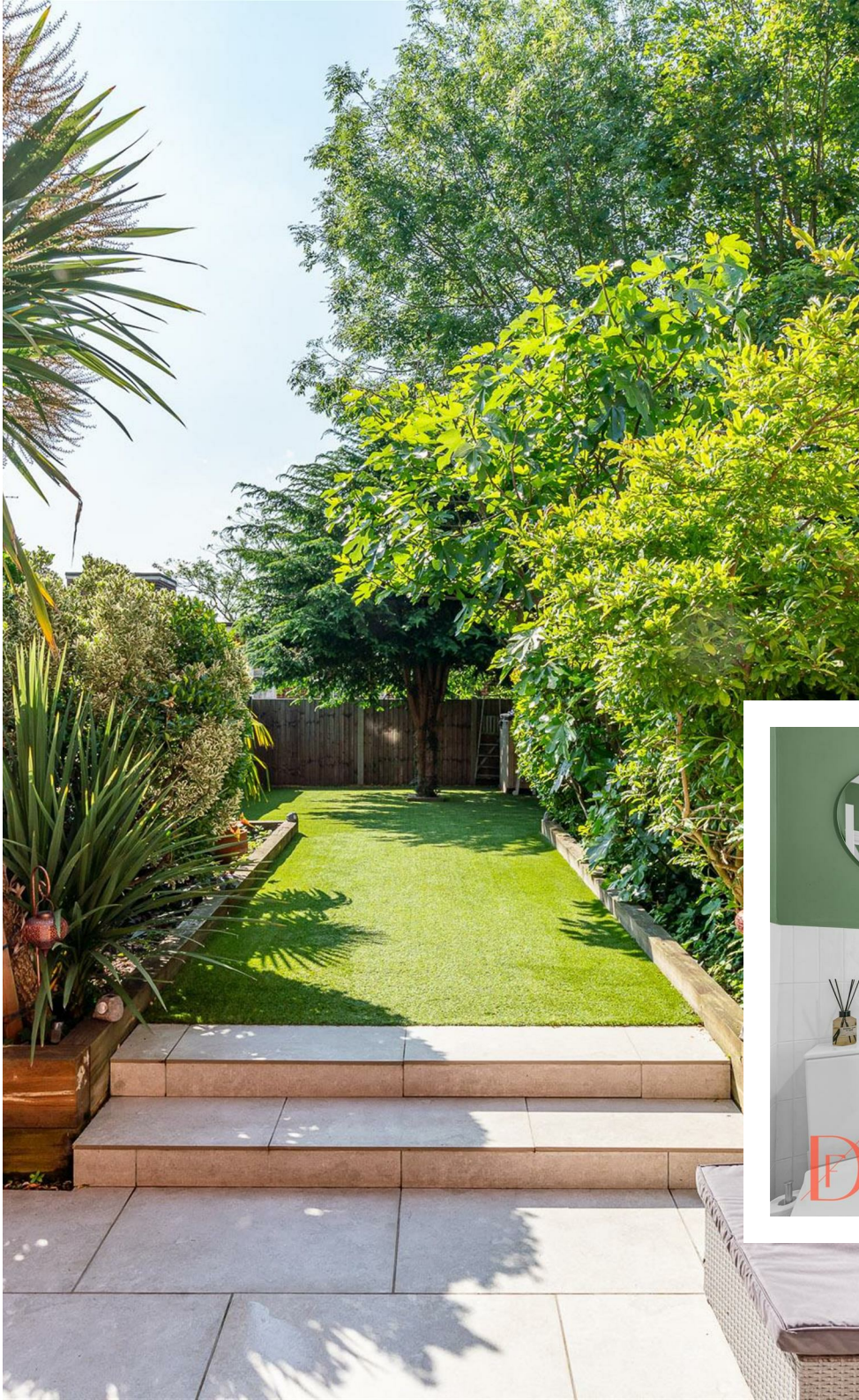
On the upper floor, you'll find two bedrooms, including a master bedroom with fitted wardrobes, and a modern tiled bathroom, completing this gorgeous property.

Tenure Freehold
Council Epping Forest





Your Next Chapter

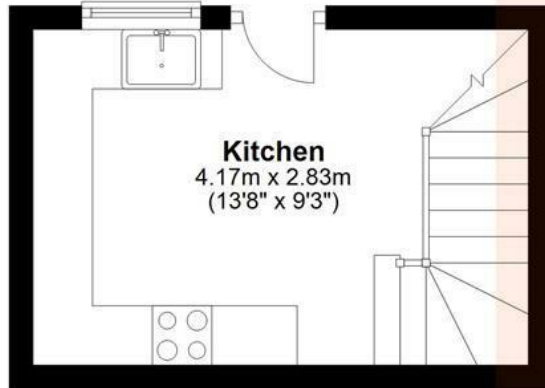


Your Next Chapter



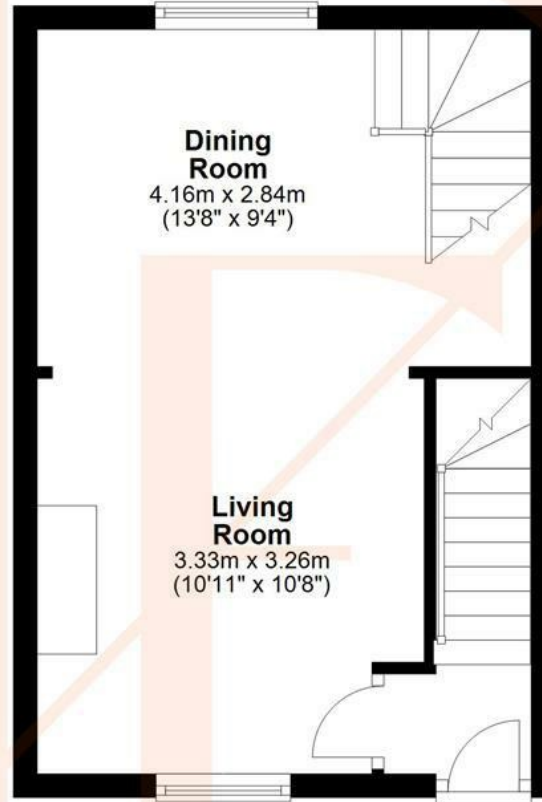
Basement

Approx. 11.8 sq. metres (126.8 sq. feet)



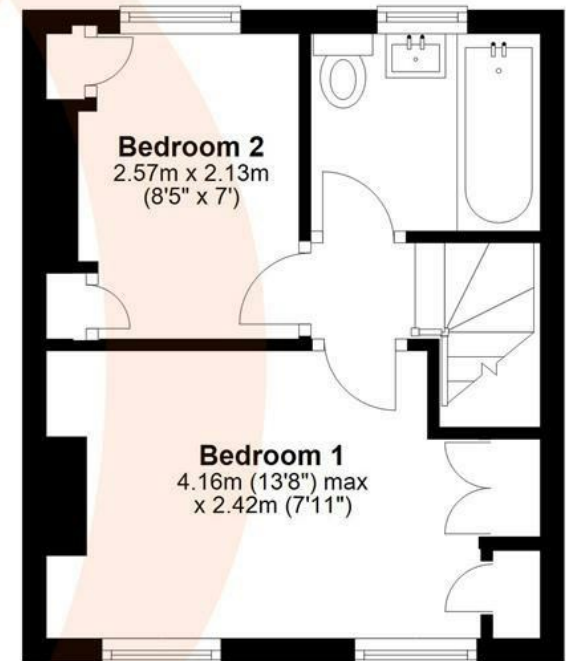
Ground Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



First Floor

Approx. 21.1 sq. metres (227.6 sq. feet)



Total area: approx. 59.0 sq. metres (634.6 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			89
(81-91) B			
(69-80) C		67	
(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		

