

Daniel  
Frank





## 119 Queens Road Loughton, IG10 1RR

This stunning double-fronted Victorian detached house, built at the end of the 19th century, perfectly blends historic charm with modern luxury. Located on a desirable corner plot, the house features side access and a meticulously restored façade. In 2022, the original brickwork and sandstone details were unveiled, and new double-glazed timber sash windows were installed.

Inside, the ground and first floors underwent a comprehensive refurbishment. The living room boasts smoked oak flooring in a chevron pattern, a log burner with an authentic slate surround, and integrated shelving with lighting. The open-plan kitchen, living, and dining areas create a spacious and inviting atmosphere, complemented by a new laundry/utility room and downstairs WC. The bright formal living room featuring a new authentically sourced fireplace (not connected) and oak surround completes the ground floor.

The staircase was elegantly restored, featuring gloss white risers and ebony-stained treads.

The first floor offers a large main bedroom with feature fireplace and an ensuite shower room, three additional bedrooms and a family bathroom with a large triple-glazed roof light flooding the space with

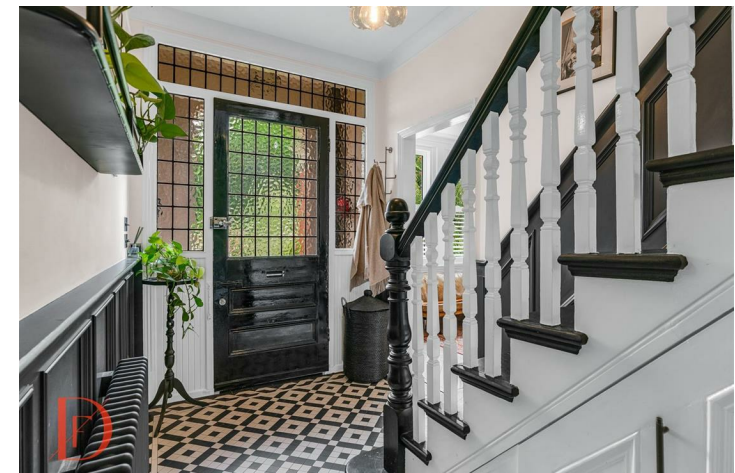
**Tenure** Freehold  
**Council** Epping Forest





natural light. The redecorated second floor includes a gym and storage room with double-glazed windows.

Externally the South East facing garden is approximately 27 meters in length and includes a large timber decking area for summer entertaining. The side of the fence includes double gates for vehicle access (including dropped kerb). To the back of the garden is a freestanding single garage with a path leading to it from the double gates. The large front garden provides the possibility to form off street parking, subject to the usual planning permission. The current vendor has a cable already there for electric car charging.





Your Next Chapter





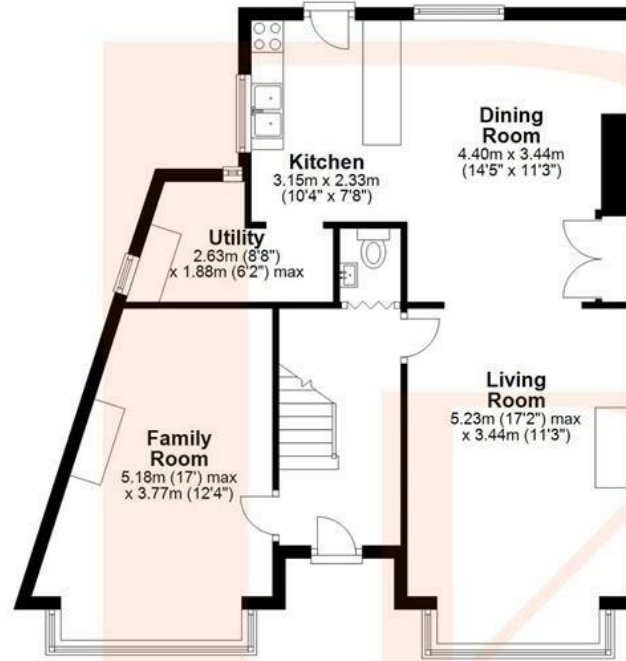
Your Next Chapter



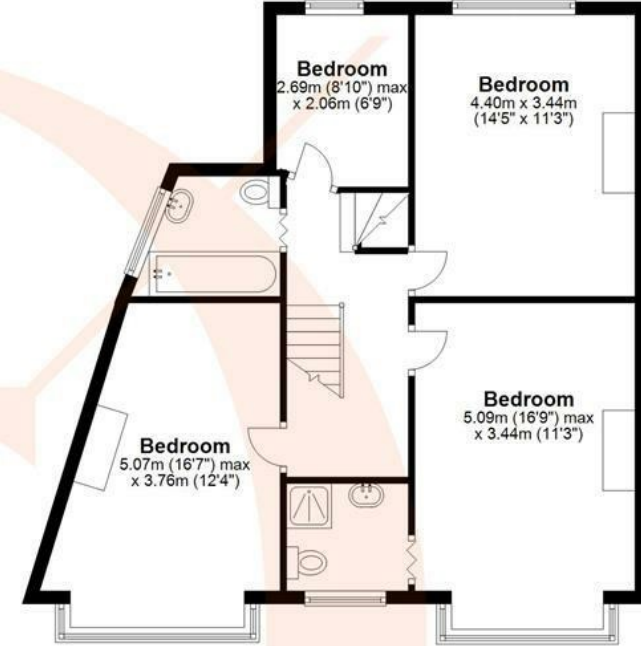
**Outbuilding**  
Approx. 13.9 sq. metres (149.9 sq. feet)



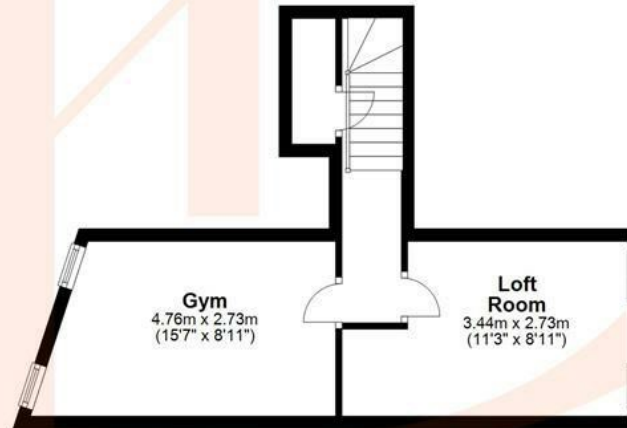
**Ground Floor**  
Approx. 68.5 sq. metres (737.2 sq. feet)



**First Floor**  
Approx. 69.1 sq. metres (743.5 sq. feet)



**Second Floor**  
Approx. 28.9 sq. metres (311.3 sq. feet)



Total area: approx. 180.4 sq. metres (1941.8 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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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.

All services on the ground and first floor were replaced during the 2022 refurbishment works. This includes:

- New water mains.
- New gas main.
- All new electrical circuits and DB.
- CAT5e data network. RJ45 outlet to all rooms except bedroom 3. Also includes three links to the back of the house for future extension and two links to the attic space.
- New high power 32Kw Viessmann system boiler.
- All new radiators throughout, except the dining room.
- High flow water softener.
- Electricity has been future proofed with cables already pulled through under the dining room for either new works to kitchen area or back extension.

#### 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.

