

Daniel
Frank





21 Kenilworth Gardens Loughton, IG10 3AF

A beautifully presented four-bedroom family home located in a highly sought-after area, just 0.5 miles from Loughton Station.

This stunning property spans three floors. The ground floor features a welcoming hallway, a spacious office/family room, a large through lounge that seamlessly flows into the dining area, and an expansive modern kitchen with fitted appliances overlooking the garden. A convenient downstairs WC completes this floor.

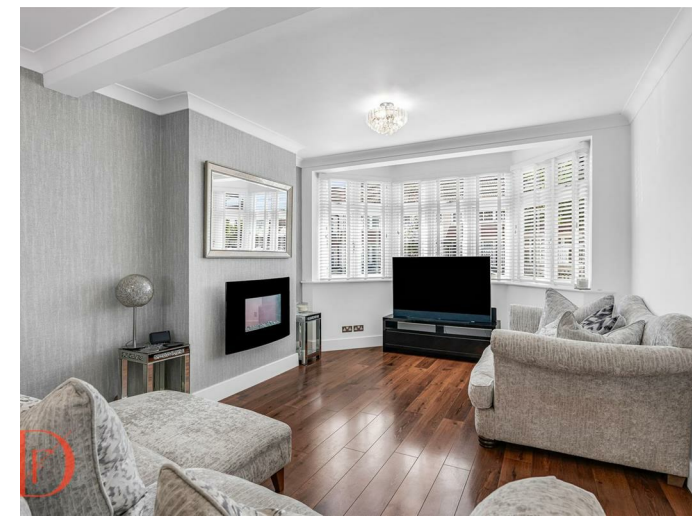
On the first floor, you'll find the family bathroom and three generously sized double bedrooms. The highlight is the master bedroom, which boasts a walk-in wardrobe and an en-suite bathroom.

The second floor offers an additional bedroom with an en-suite and ample eaves storage space.

Externally, the rear garden extends approximately 80 feet and features a large tiled seating area, a well-maintained lawn, and an outbuilding at the garden's end, currently used as a gym/summerhouse with versatile potential.

The front of the property provides off-street parking for two cars.

Tenure Freehold
Council Epping Forest

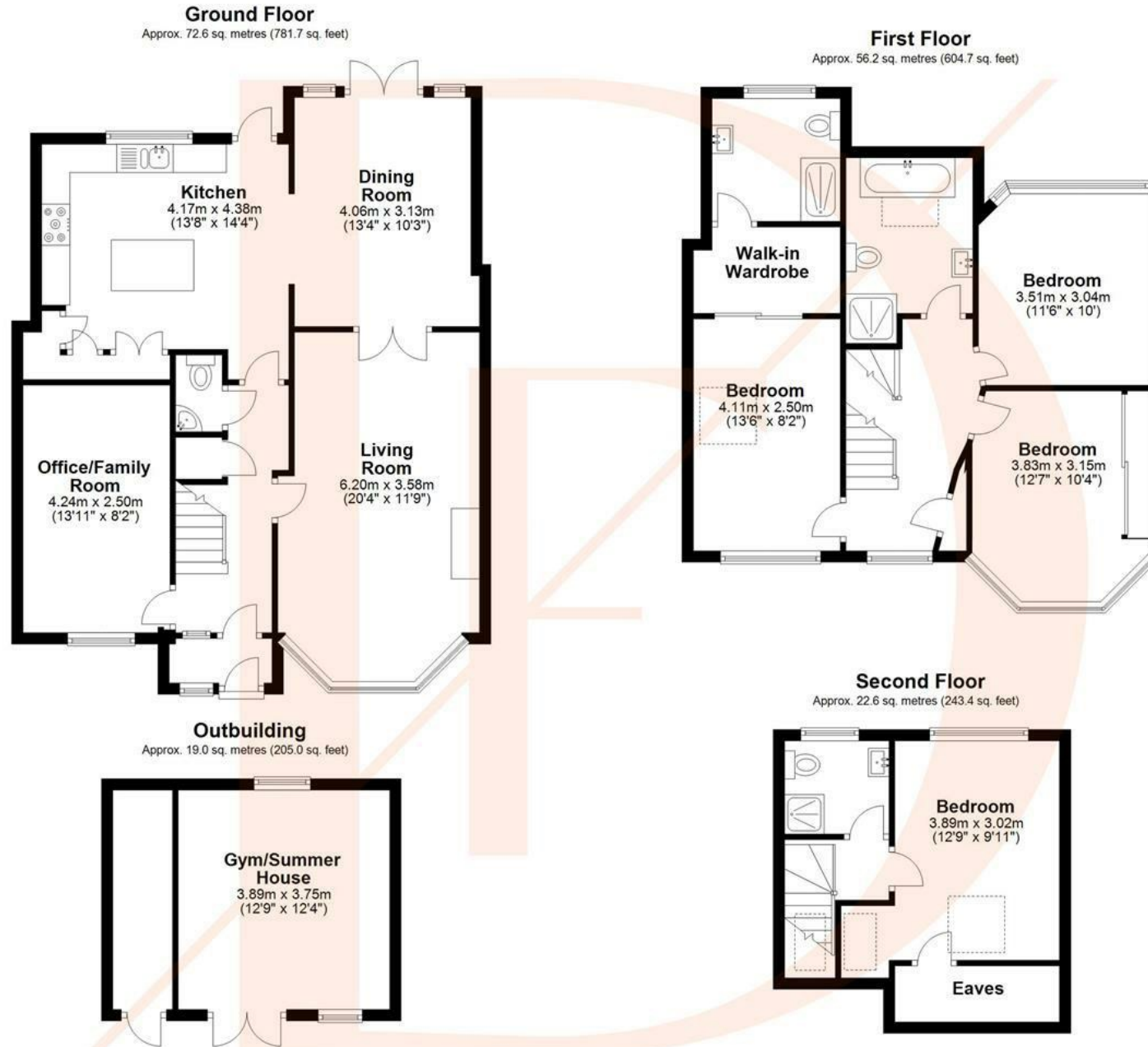




Your Next Chapter



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Total area: approx. 170.5 sq. metres (1834.9 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.

Property marketing provided by 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	81
England & Wales		EU Directive 2002/91/EC	

