

Daniel  
Frank





## 14 Ladyfields Loughton, IG10 3RR

Perfectly situated within a short walk from Debden Central Line station and local shops, lies this delightful three-bedroom concrete construction family home. The property features a gorgeous south-facing rear garden, ideal for outdoor relaxation and family gatherings, with the added benefit of gated side access for easy entry.

As you step inside, you're welcomed by a bright and inviting porch. The spacious lounge, bathed in natural light from a large front window, is perfect for unwinding or entertaining guests, complete with a cozy fireplace that adds warmth and charm to the space. The well-appointed kitchen, with ample storage and integrated appliances, provides a functional and stylish area for meal preparation. It includes a cozy dining nook, ideal for family meals, and offers views of the garden through a large window. A separate utility area is conveniently located near the kitchen, offering additional space for appliances and direct access to the garden.

Upstairs, you'll find three comfortable bedrooms, each with built-in storage and plenty of natural light. The family bathroom suite is modern and well-maintained, featuring a bath with a shower attachment, a pedestal wash basin and a separate WC.

The front garden is mainly paved, providing off-street parking, and the property offers excellent potential for expansion. There are opportunities to extend both to the rear and into the loft, subject to the usual planning consents.

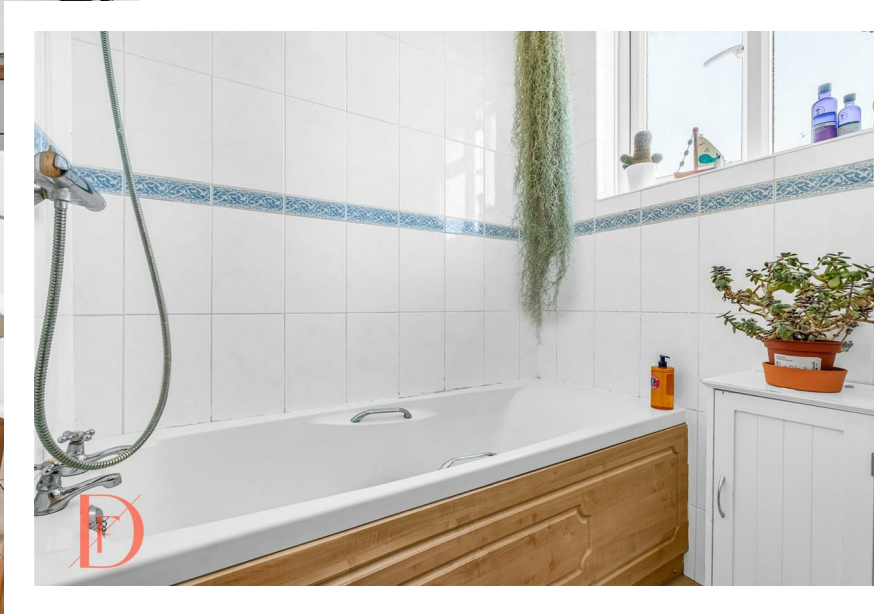
Beyond the property, the nearby Roding Valley Nature Reserve offers a wealth of outdoor amenities, including expansive open fields, a tennis court, and children's playgrounds, making it an ideal spot for weekend activities and family outings.

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





Your Next Chapter

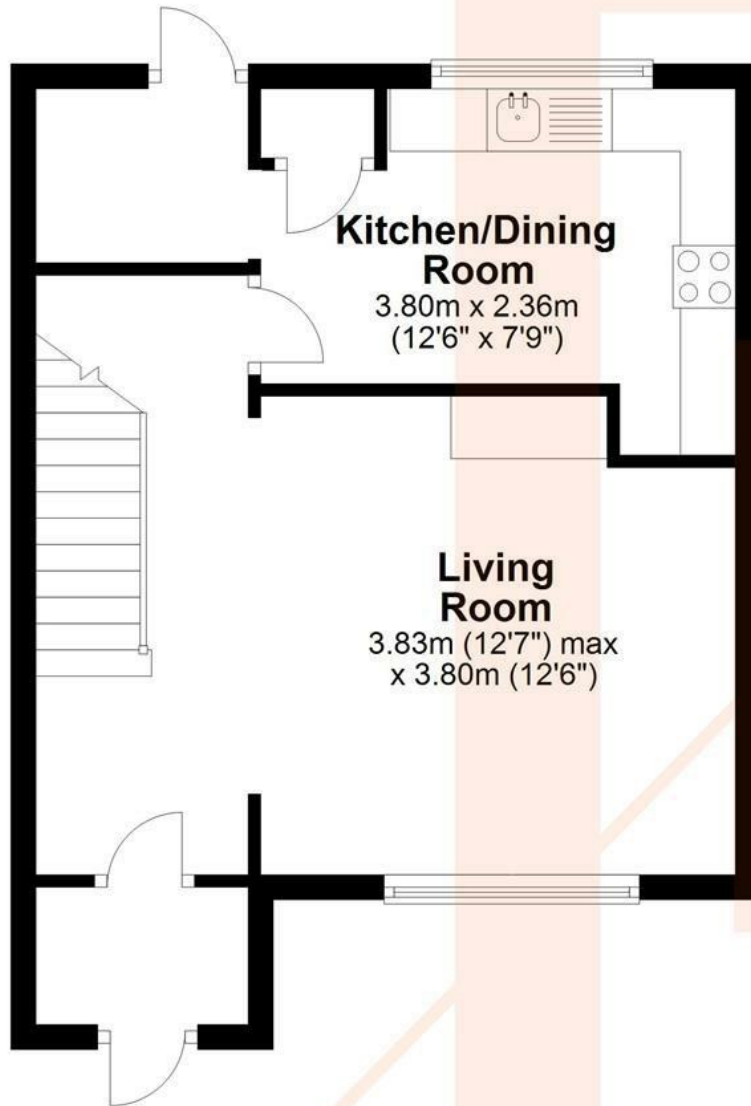


Your Next Chapter



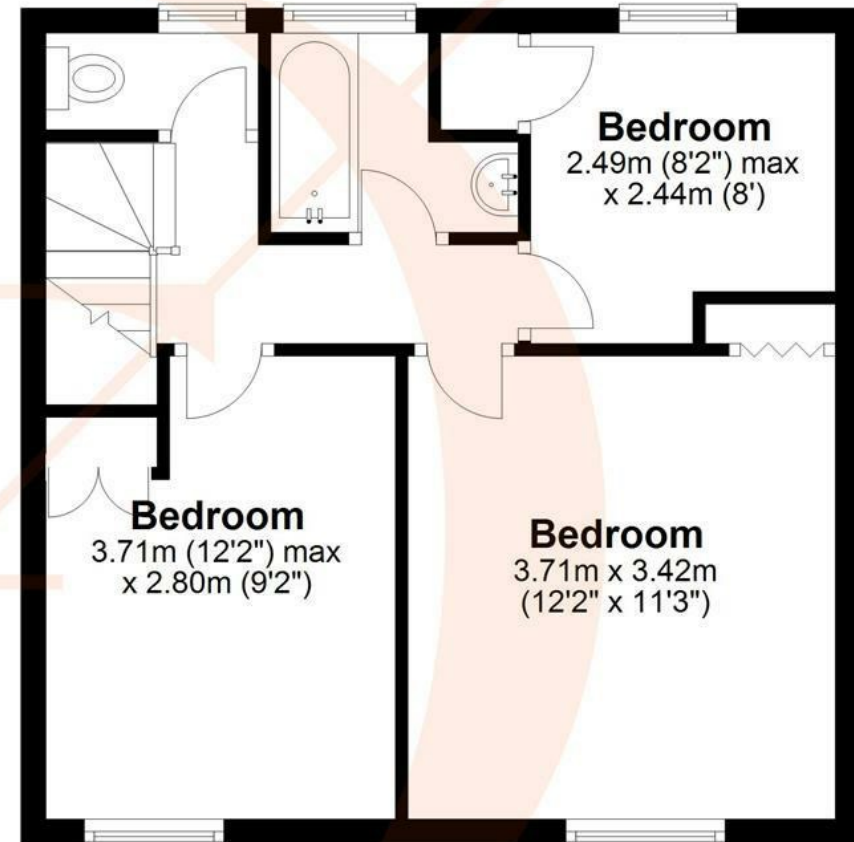
## Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 77.1 sq. metres (829.4 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) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

