

Daniel
Frank





5 Woodcote Mews Loughton, IG10 4QS

A charming three-bedroom end-of-terrace home located in the prestigious gated community of Great Woodcote Park offered to the market on a chain free basis.

This beautifully presented property spans two floors. The ground floor features a welcoming entrance hall, a convenient downstairs WC, and a modern fitted kitchen with integrated Siemens appliances. The bright and spacious family lounge-dining area leads to a sunroom that opens onto a stunning south-facing wrap-around garden, approximately 60 ft deep and 80 ft wide, backing onto forestry – a rare perk enjoyed by only a few properties in the development.

Upstairs, there are three bedrooms, including a master bedroom with an en-suite and fitted wardrobes, along with a family bathroom.

Externally, the property offers off-street parking and a detached garage with an electric up-and-over door, lighting, and power. Currently used for storage, the garage offers flexibility for various uses, such as a gym or home office.

Great Woodcote Park is a stunning development featuring scenic ponds, meticulously maintained communal areas, and a 24-hour security office.

Annual service charge - £1868.

Tenure Freehold
Council Epping Forest





Your Next Chapter

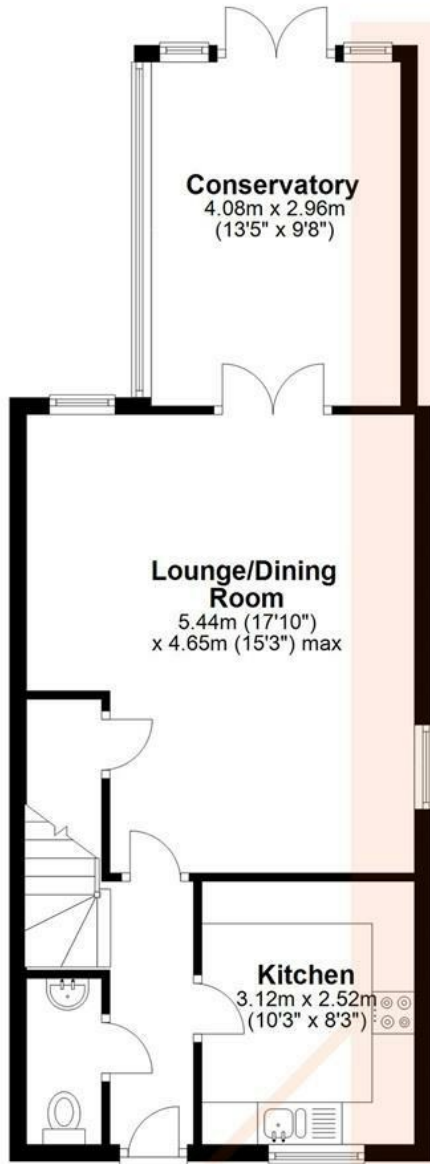


Your Next Chapter



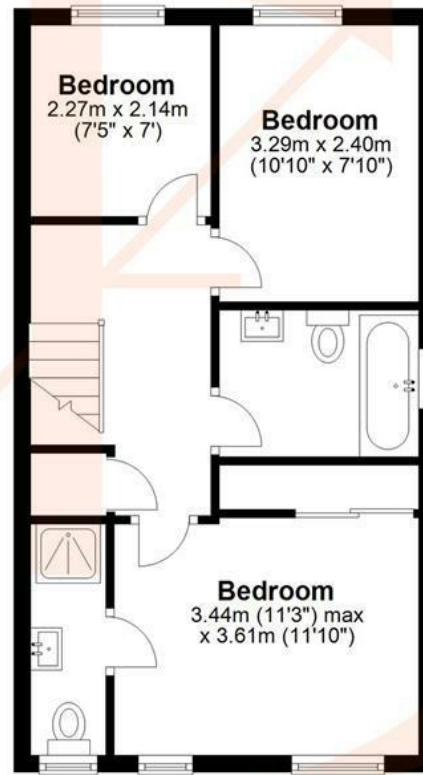
Ground Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



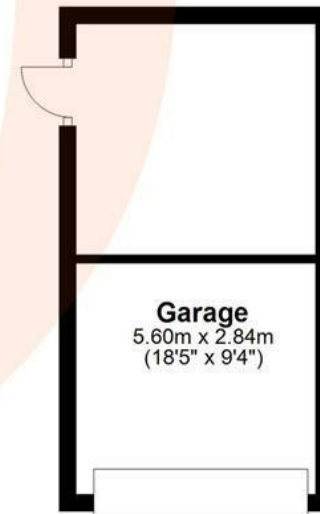
First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Outbuilding

Approx. 15.7 sq. metres (169.0 sq. feet)



Total area: approx. 107.9 sq. metres (1161.3 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

