

Daniel
Frank





17 South View Road Loughton, IG10 3LG

A well presented two bedroom house situated just 0.5 miles from Loughton Station being offered to the market chain free.

Spanning two floors, the ground level features two inviting reception rooms—one serving as a formal dining area, and the other as a bright, spacious living room with direct access to the garden. The ground floor is further enhanced by a sleek, contemporary three-piece bathroom and a modern, well-appointed kitchen.

Upstairs, you'll find two generously sized double bedrooms, with one offering the added convenience of a separate toilet.

Outside, the property boasts a meticulously maintained garden extending approximately 60 feet, along with a garage accessible via a shared driveway.

Tenure Freehold
Council Epping Forest





Your Next Chapter

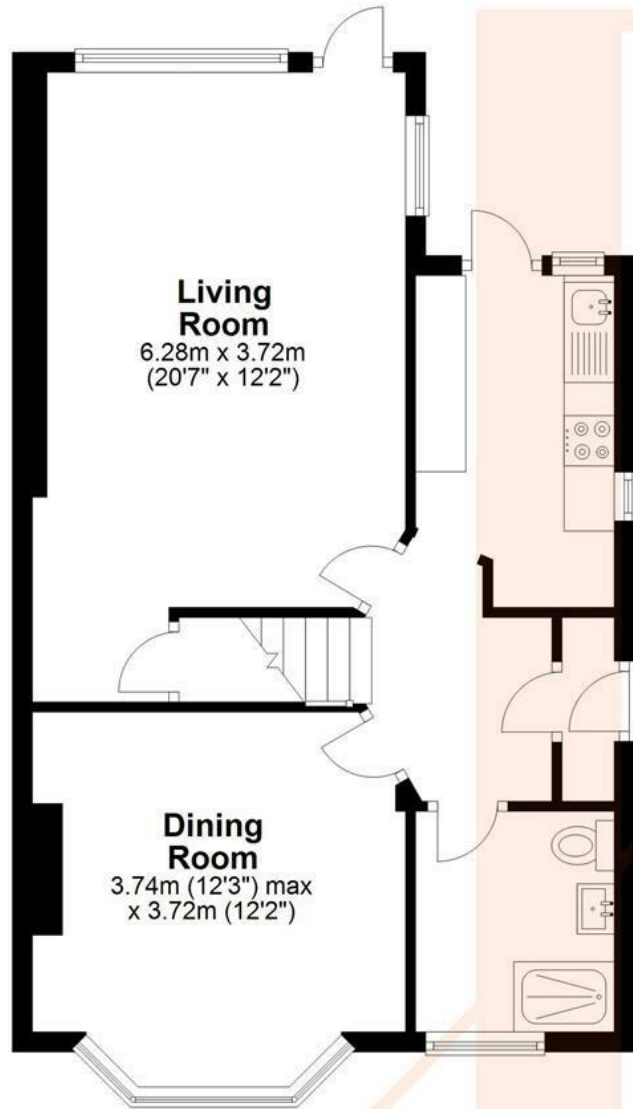


Your Next Chapter



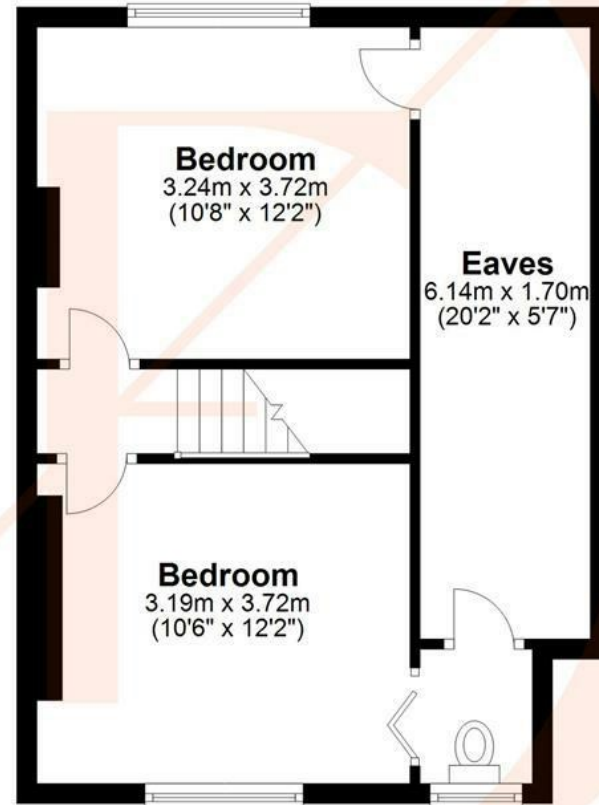
Ground Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



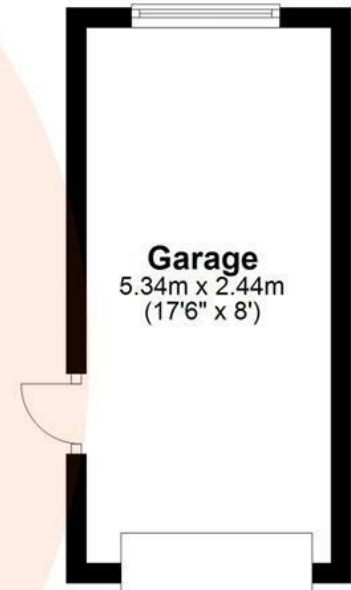
First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Outbuilding

Approx. 13.0 sq. metres (140.2 sq. feet)



Total area: approx. 105.3 sq. metres (1133.2 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, mis-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			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

