

Daniel
Frank





12 Forest Way Loughton, IG10 1JG

Nestled in the heart of one of Loughton's oldest and most picturesque lanes, lies this stunning 18th-century detached cottage. Located in the coveted 'Little Cornwall' area within the York Hill Conservation Area, bordering Epping Forest, this three-bedroom home is steeped in character, featuring original period details that have been beautifully preserved by the current owners.

Upon entering, you're greeted by a welcoming atmosphere highlighted by a central brick fireplace that divides the room, creating both a cozy sitting area and a separate family space. The open-plan kitchen and dining area, with its elevated dining space, is perfect for entertaining, while the butler sink and exposed beams add a touch of timeless elegance. A handy utility room with garden access and a convenient WC completes the ground floor.

Upstairs, the home boasts three uniquely styled bedrooms, with the master suite offering a dedicated dressing area and breathtaking views across Loughton and the London skyline. The property's quiet, forest-side location ensures tranquillity, while still being within walking distance to Loughton High Street and the Central Line Station.

Outside, the private rear features a large decked area ideal for summer barbecues and gatherings, overlooking a low-maintenance, secluded garden. The front provides off-street parking.

EPC - To be confirmed.

Tenure Freehold
Council Epping Forest





Your Next Chapter

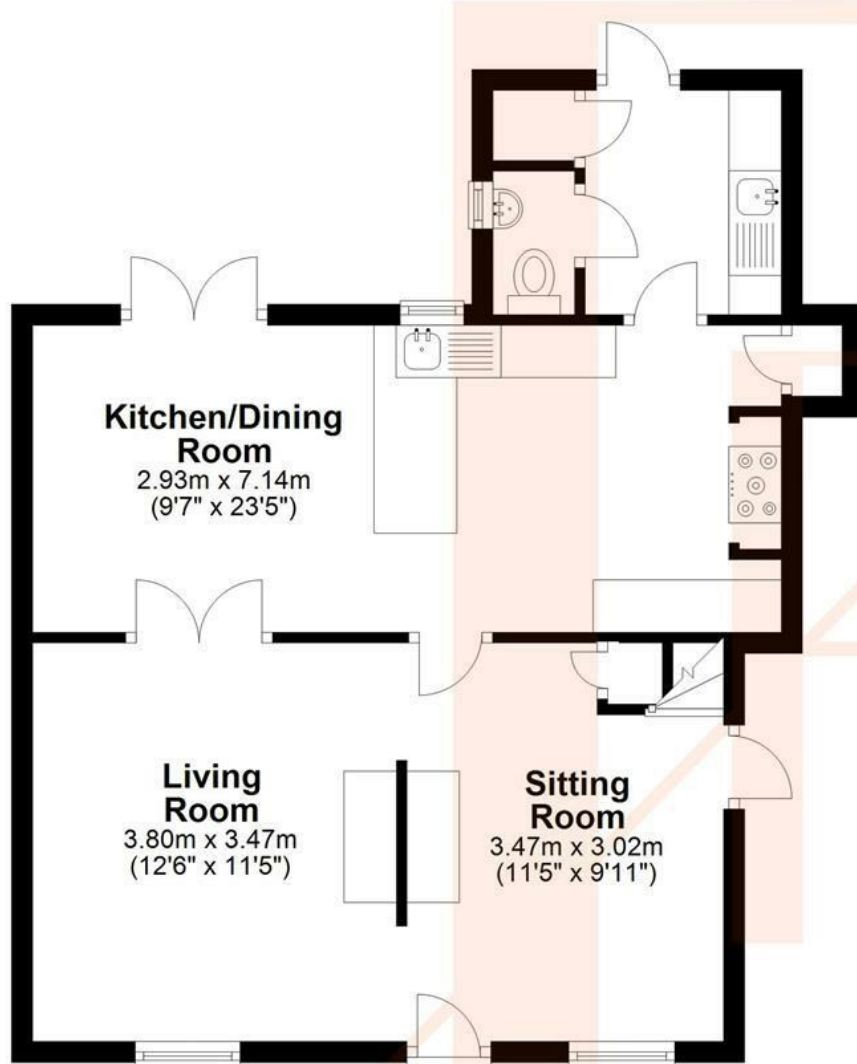


Your Next Chapter



Ground Floor

Approx. 52.2 sq. metres (561.7 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



Total area: approx. 98.6 sq. metres (1061.3 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
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			
England & Wales	EU Directive 2002/91/EC		