

Daniel
Frank





73 High Road Loughton, IG10 4JE

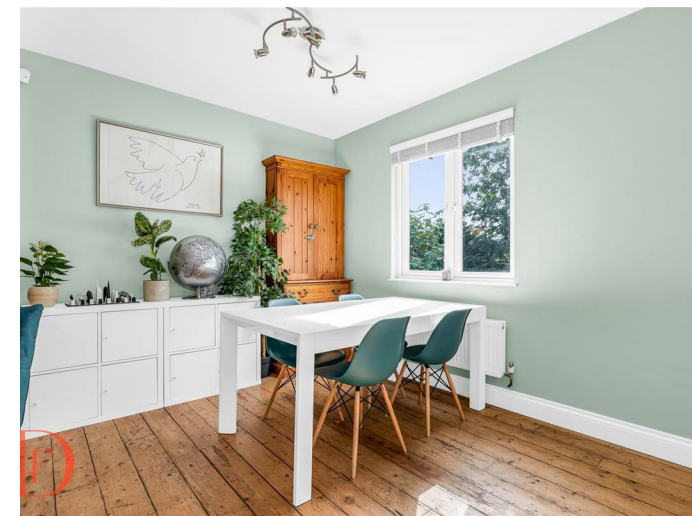
A gorgeous three bedroom Victorian house, ideally situated just 0.5 miles from Loughton Station.

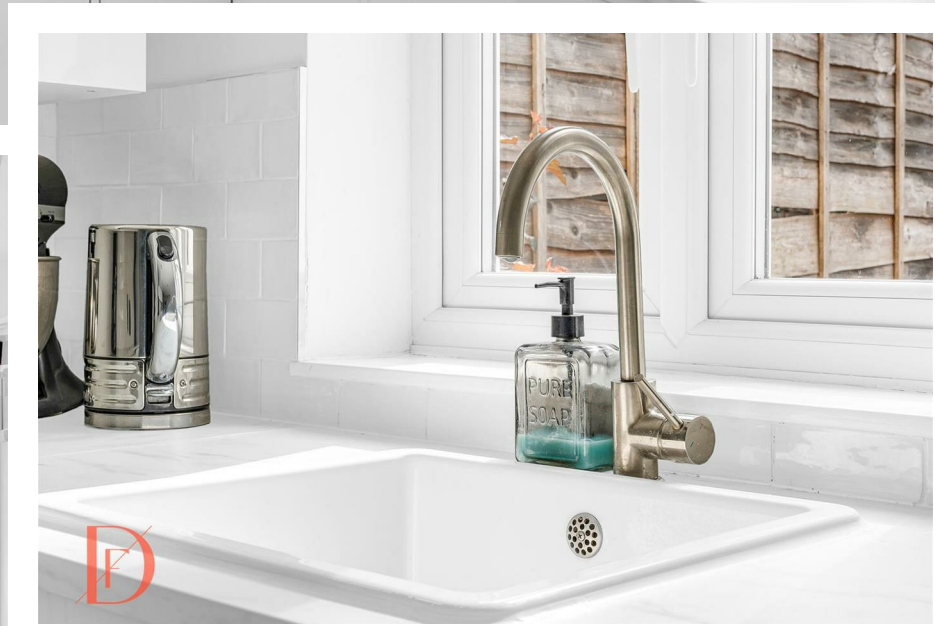
This charming property spans four floors. The ground floor welcomes you with a spacious lounge and dining area adorned with a fireplace, original floorboards, elegant sash windows, and stylish plantation shutters.

Descending to the lower level, you'll find a contemporary kitchen with integrated appliances and custom-fitted units, along with a convenient downstairs WC. This floor also opens onto a beautifully maintained garden, complete with an outbuilding.

The upper level features two bedrooms, including a master bedroom with built-in wardrobes. On the top floor, a modern four-piece bathroom and an additional double bedroom complete the upper levels of this wonderful home.

Tenure Freehold
Council Epping Forest





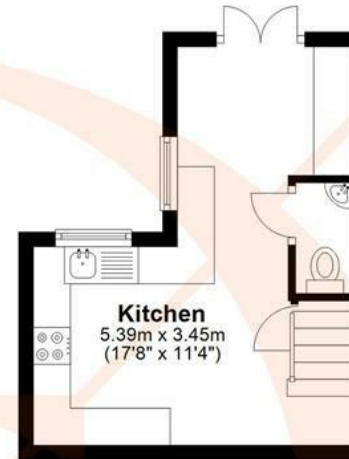
Your Next Chapter



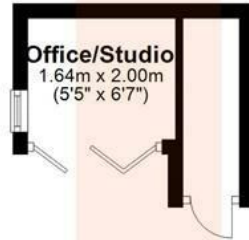
Your Next Chapter



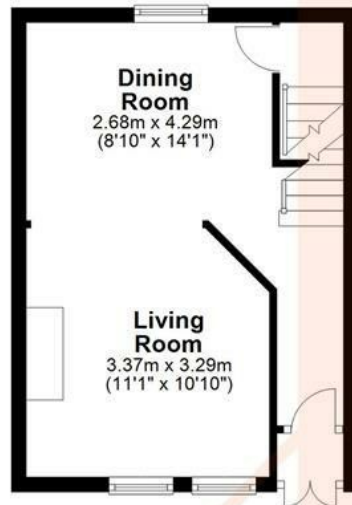
Basement
Approx. 17.9 sq. metres (192.2 sq. feet)



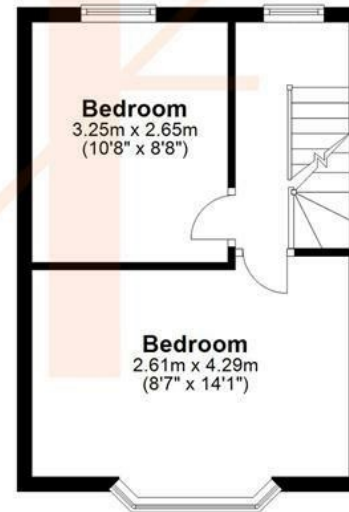
Outbuilding
Approx. 5.2 sq. metres (56.4 sq. feet)



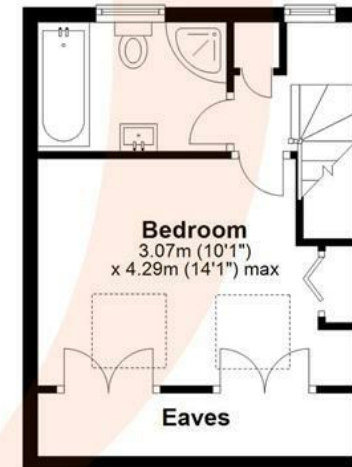
Ground Floor
Approx. 26.4 sq. metres (284.0 sq. feet)



First Floor
Approx. 26.1 sq. metres (281.2 sq. feet)



Second Floor
Approx. 24.7 sq. metres (265.7 sq. feet)



Total area: approx. 100.3 sq. metres (1079.5 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 a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

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 | | | 78 |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

