

Daniel  
Frank





## 25 Malvern Gardens Loughton, IG10 3AD

A charming two-bedroom end of terrace family home positioned in an exceedingly convenient location.

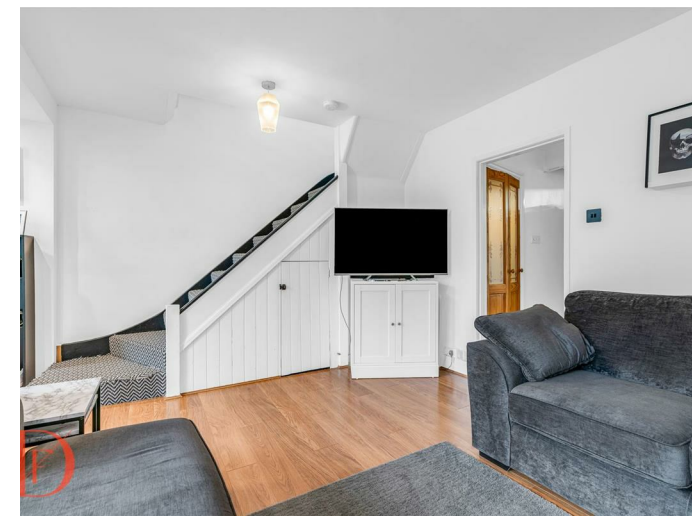
The property offers well-proportioned accommodation, including a spacious lounge, a well-equipped kitchen/dining room, a cloakroom, a utility room and a further room currently used for storage and gym equipment.

Upstairs, there are two generously sized double bedrooms, both with fitted wardrobes, and a modern family bathroom.

Externally, the property boasts a garage with driveway parking, along with a well maintained large rear garden, perfect for summer entertaining.

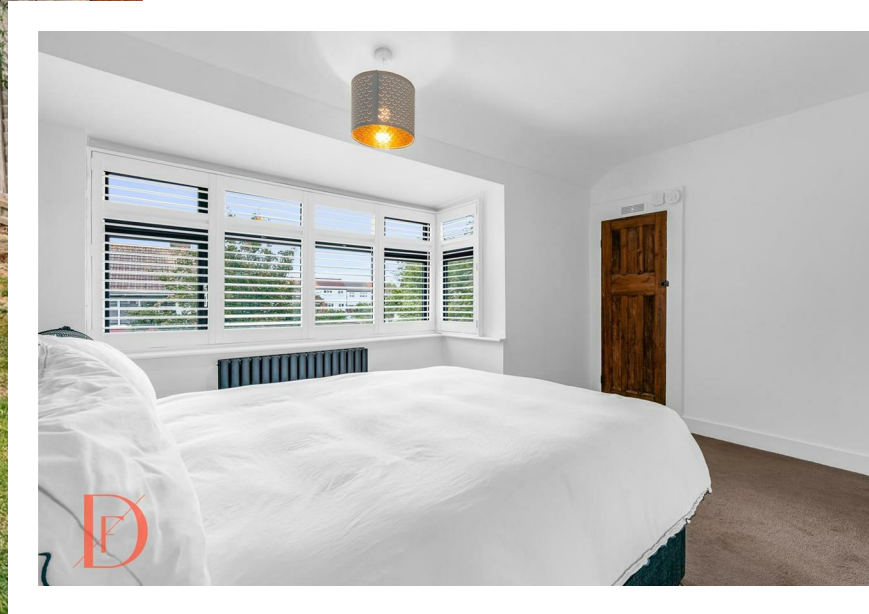
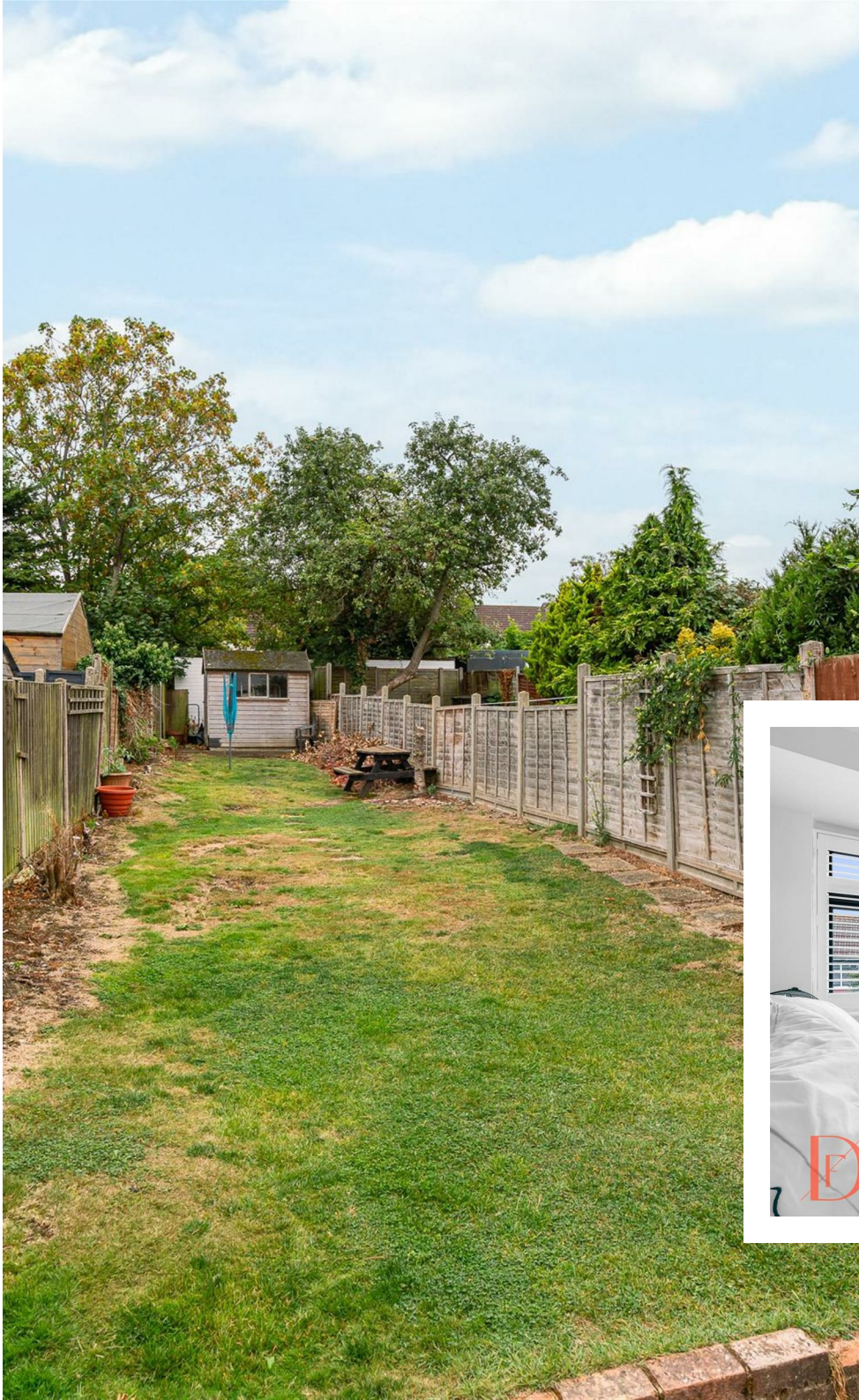
The house is ideally positioned just 0.9 miles from Loughton Central Line Station, providing easy access into The City and West End. The area has several excellent private and public schools that are both primary and secondary level. Roding Valley Nature Reserve is a short walk providing multiple areas to go for a bike ride, a run or a Sunday stroll.

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





Your Next Chapter

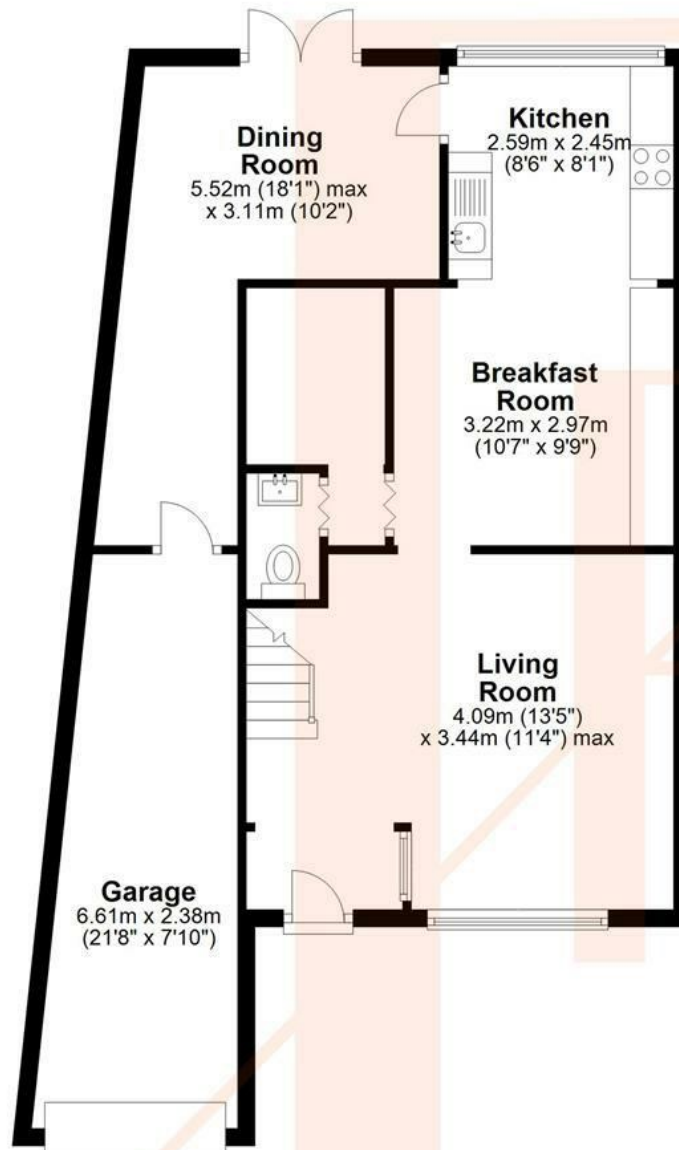


Your Next Chapter



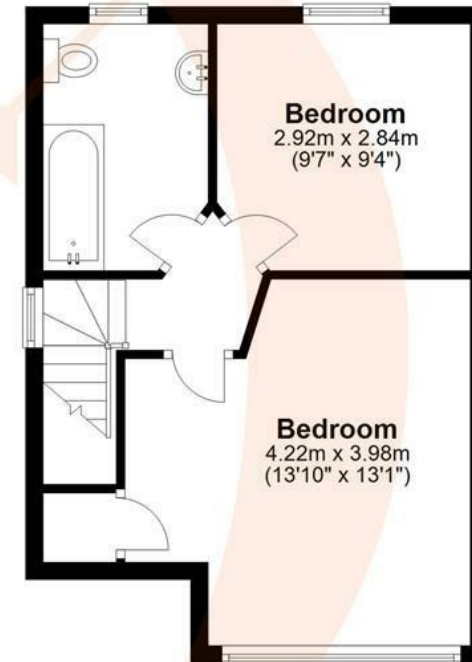
### Ground Floor

Approx. 69.8 sq. metres (751.0 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 103.1 sq. metres (1110.3 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](http://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 that includes a swimming pool, 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			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

