

Daniel
Frank





1A West View Loughton, IG10 1TA

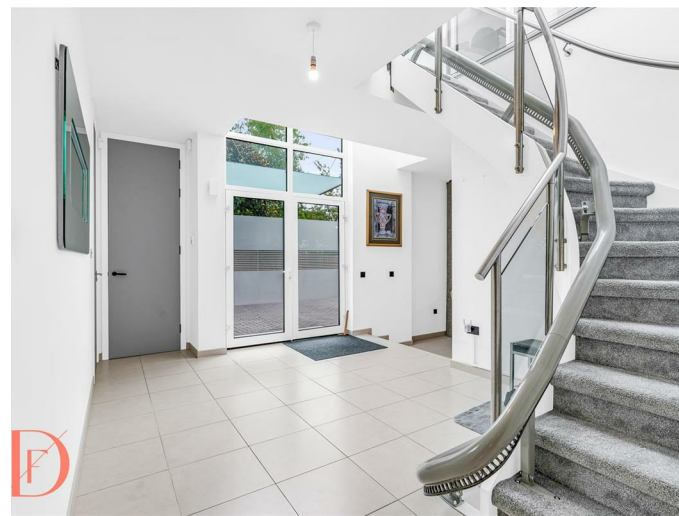
Presenting a rare opportunity to acquire a stunning, modern family home situated in a sought-after cul-de-sac. This remarkable four-bedroom detached house is ideally located within walking distance of Loughton High Street and just one mile from Loughton Central Line Station.

Designed with contemporary living in mind, this home boasts bright, airy interiors that offer both style and comfort. The ground floor features a welcoming entrance hall with an elegant staircase, a spacious open-plan lounge/dining area, a separate reception room, a convenient W/C, utility room, and a sleek, fully-fitted modern kitchen.

Upstairs, you'll find four generously sized bedrooms. The master suite offers a luxurious dressing room with loft access and a stunning en-suite bathroom. Bedroom two also benefits from its own en-suite, in addition to a well-appointed family bathroom for the remaining bedrooms.

Externally, the property offers ample off-street parking for multiple vehicles, with a driveway leading to the garage. The rear of the home features a meticulously landscaped, private garden — an ideal space for both relaxation and entertaining.

Tenure Freehold
Council Epping Forest

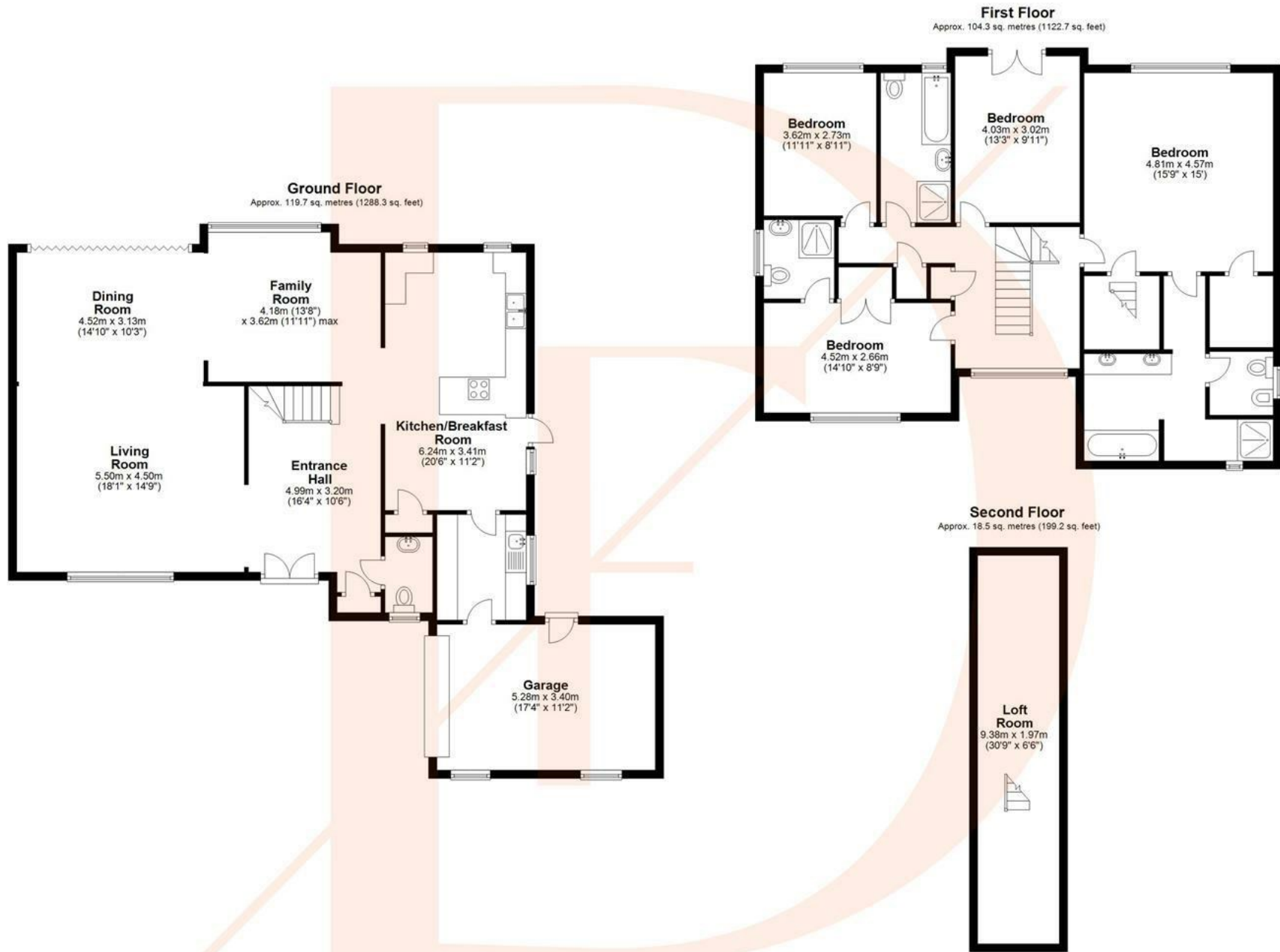




Your Next Chapter



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Total area: approx. 242.5 sq. metres (2610.2 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, 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 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			85
(81-91) B		74	
(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	