

Daniel
Frank





57 Hillcroft Loughton, IG10 2PS

Presenting this charming two-bedroom, semi-detached house, offered to the market chain-free and situated in a peaceful residential area.

Upon entering, you're greeted by a bright and inviting hallway leading to a spacious living/dining room, complete with a feature fireplace—ideal for cozy evenings. The fitted kitchen offers direct access to the garden, creating a seamless flow between indoor and outdoor spaces.

Upstairs, the first floor features two generously sized double bedrooms and a three-piece family bathroom.

The property is surrounded by well-maintained front and rear gardens, perfect for outdoor entertaining, gardening, or simply relaxing in the fresh air. Additionally, there is excellent potential to extend the home, subject to the usual planning permission.

Located on Hillcroft, this home is within walking distance of Hillyfields Open Space, local amenities, and Debden Central Line Station, offering convenient access to both The City and the West End.

Tenure Freehold
Council Epping Forest





Your Next Chapter

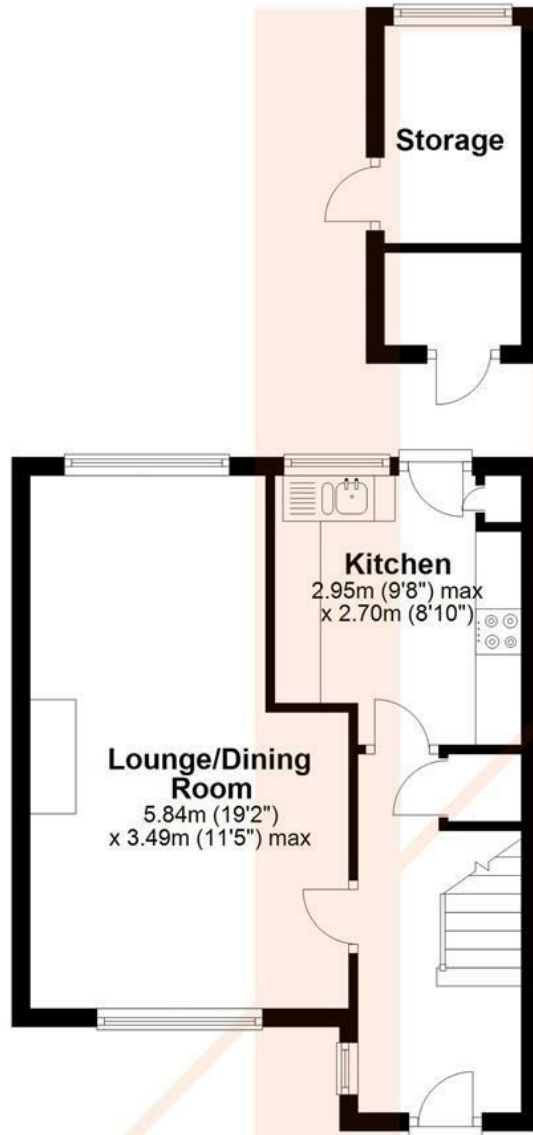


Your Next Chapter



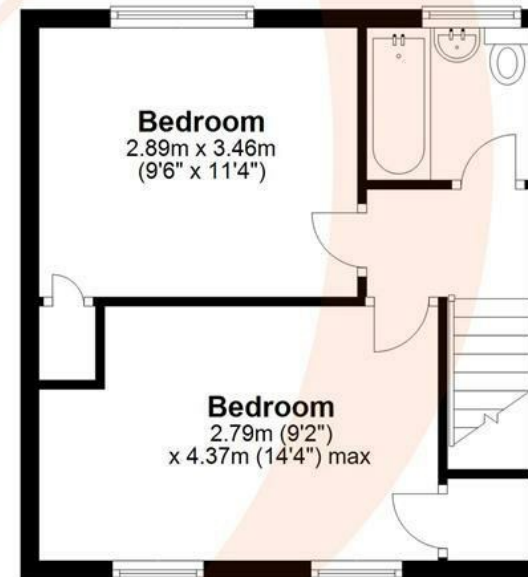
Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 70.2 sq. metres (755.8 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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |