





25 Albion Park Loughton, IG10 4RB

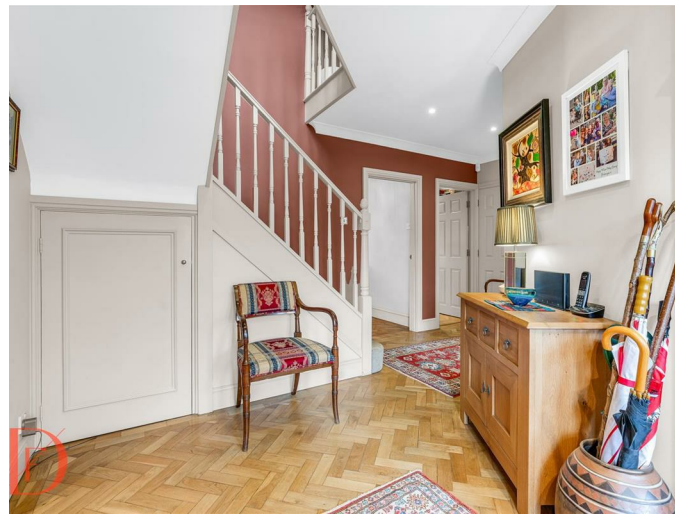
A stunning detached family home located on one of Loughton's most sought-after cul-de-sac roads. Just moments from Epping Forest and within walking distance of Loughton's vibrant High Road and Central Line station, the property is ideally suited for commuters, families, and nature lovers alike.

Upon entering, you are greeted by a spacious hallway with two convenient storage areas and a guest cloakroom. The property offers multiple living spaces, including a sitting room with a feature fireplace, a dining room with a charming bay window, and a study with side access, making it perfect for those who work from home. The kitchen/breakfast room is a highlight of the home, offering a seamless connection to the patio and garden beyond, ideal for family dining and entertaining.

Upstairs, the property boasts five generously sized bedrooms, four of which are doubles. The master bedroom and bedroom four benefit from modern en-suite shower rooms, while the remaining bedrooms share a well-appointed family bathroom. Each room is thoughtfully designed, offering ample space and comfort for family living.

To the front, there is a large driveway providing off-street parking for several vehicles, along with a 21ft garage featuring electric doors and internal access to the house. Dual side access leads to a beautifully landscaped west-facing rear garden, measuring 87ft by 44ft, with a spacious patio area and mature shrub borders, creating an ideal outdoor space for relaxation or entertaining.

Tenure Freehold
Council Epping Forest





Your Next Chapter

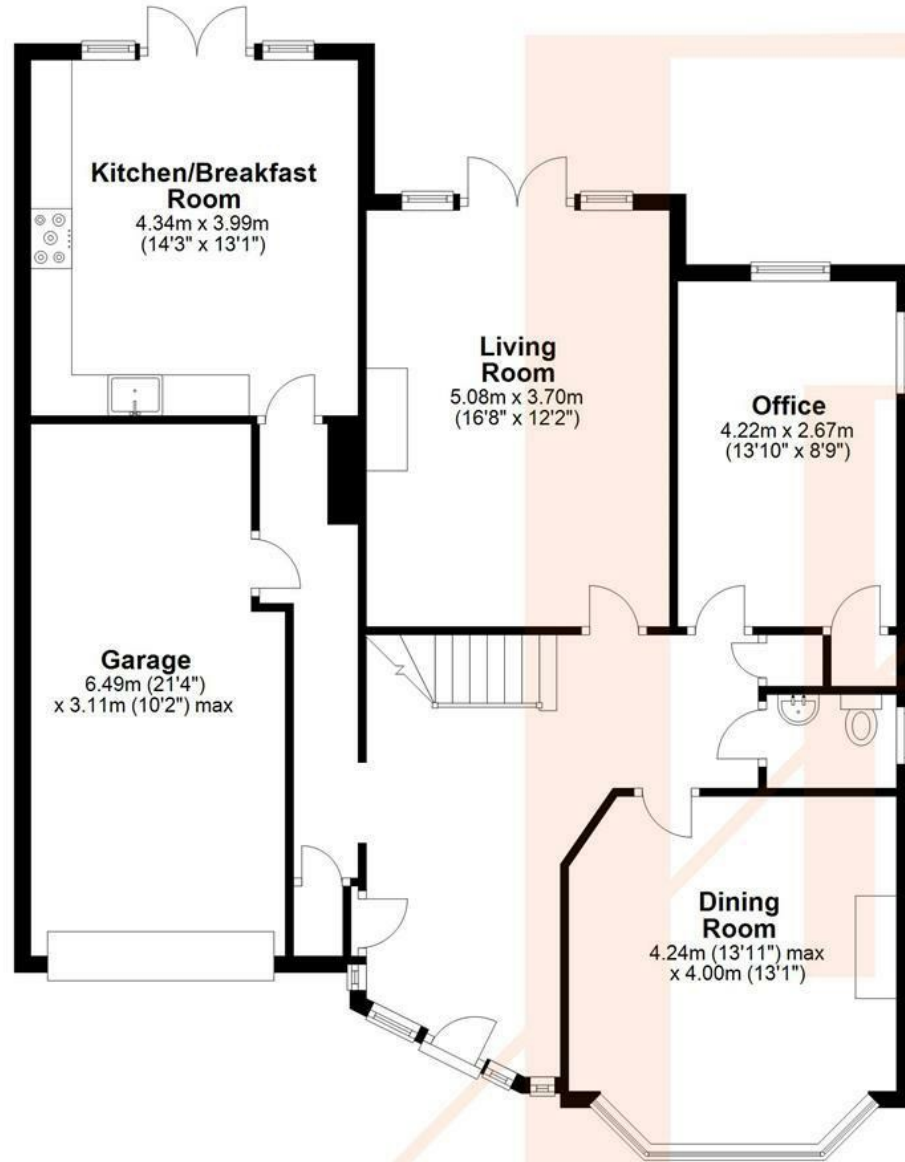


Your Next Chapter



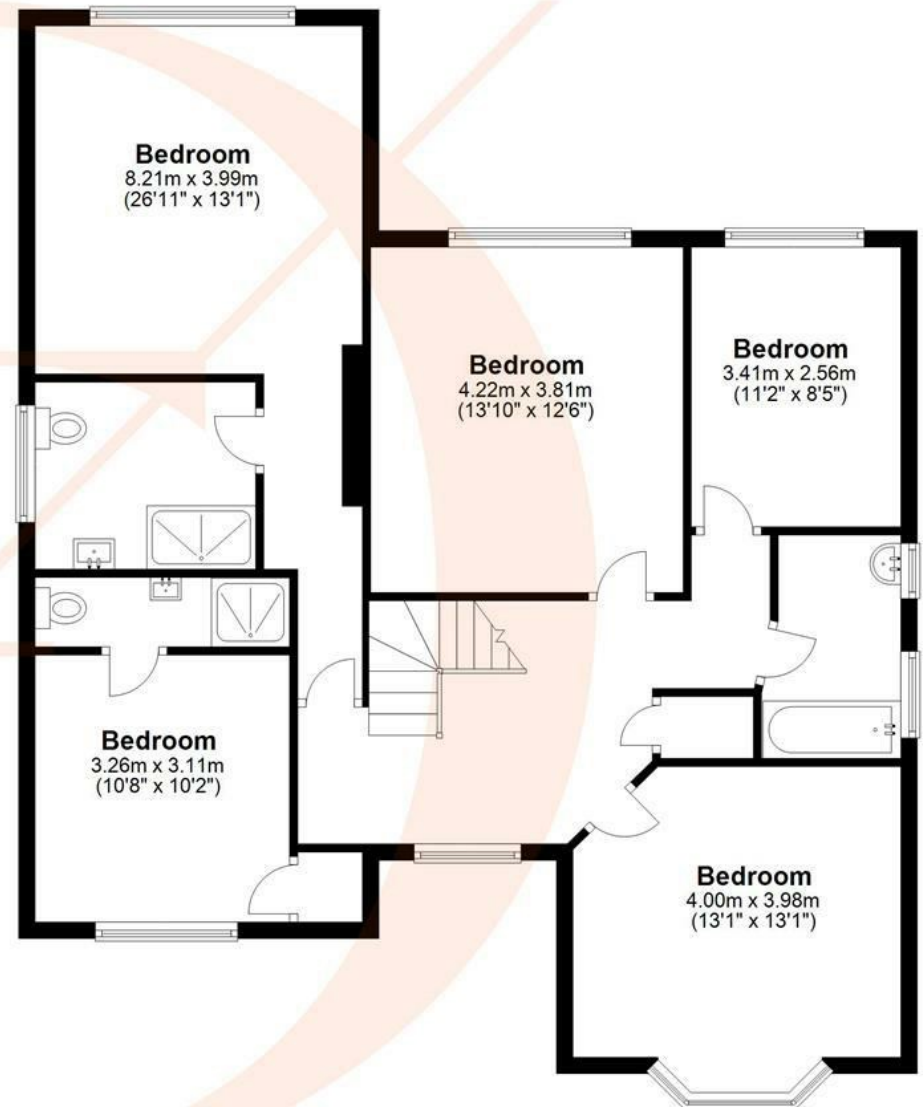
Ground Floor

Approx. 111.0 sq. metres (1194.9 sq. feet)



First Floor

Approx. 102.2 sq. metres (1099.8 sq. feet)



Total area: approx. 213.2 sq. metres (2294.7 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



Located just 0.5 miles from Loughton High Road, the home is within easy reach of a wide variety of amenities, including boutique shops, restaurants, coffee houses, and well-known names such as Marks & Spencer and Gail's Bakery. Loughton Central Line station is only 0.7 miles away, providing a direct route to Liverpool Street in just 28 minutes. For motorists, the M25 and M11 motorways are close by, offering easy access to Stansted Airport and beyond.

Families will appreciate the proximity to several well-regarded state and private schools. Additionally, the vast expanse of Epping Forest is just moments away, offering endless opportunities for outdoor activities, from walking and running to enjoying a leisurely day out at one of the area's country pubs or tea huts.

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. We have 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	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

