







## 5 High Silver Loughton, IG10 4EL

Nestled in one of Loughton's most sought-after locations, this detached three-bedroom family home is offered to the market chain-free.

Generously proportioned, the ground floor begins with a welcoming hallway that leads to a bright and airy living room measuring an impressive 24'6 x 11'8. French doors open onto the garden, seamlessly connecting the indoor and outdoor spaces. The living room flows naturally into a versatile family room and dining area. The well-presented kitchen features integrated appliances and provides access to the integral garage. Additional conveniences on this floor include a large storage cupboard and a downstairs WC.

Upstairs, you'll find three double bedrooms, including a spacious master bedroom complete with fitted wardrobes and a large en-suite. The remaining two bedrooms are well-served by a WC and shower room.

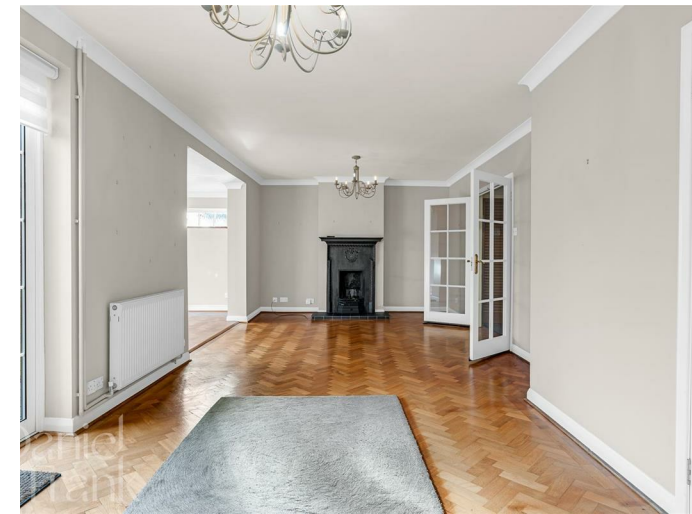
The garden boasts a sunny southerly aspect, serving as a tranquil retreat that combines the serenity of a peaceful outdoor haven with the warmth of a delightful sun trap.

At the front of the property, there is off-street parking for two vehicles.

Set in a quiet, leafy cul-de-sac, this home strikes the perfect balance between peaceful living and accessibility. Epping Forest is right on your doorstep, while Loughton High Street and the Central Line station are just 0.6 miles away, offering convenience and connectivity.

This is a rare opportunity to secure a home in such an idyllic yet practical location.

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







Your Next Chapter



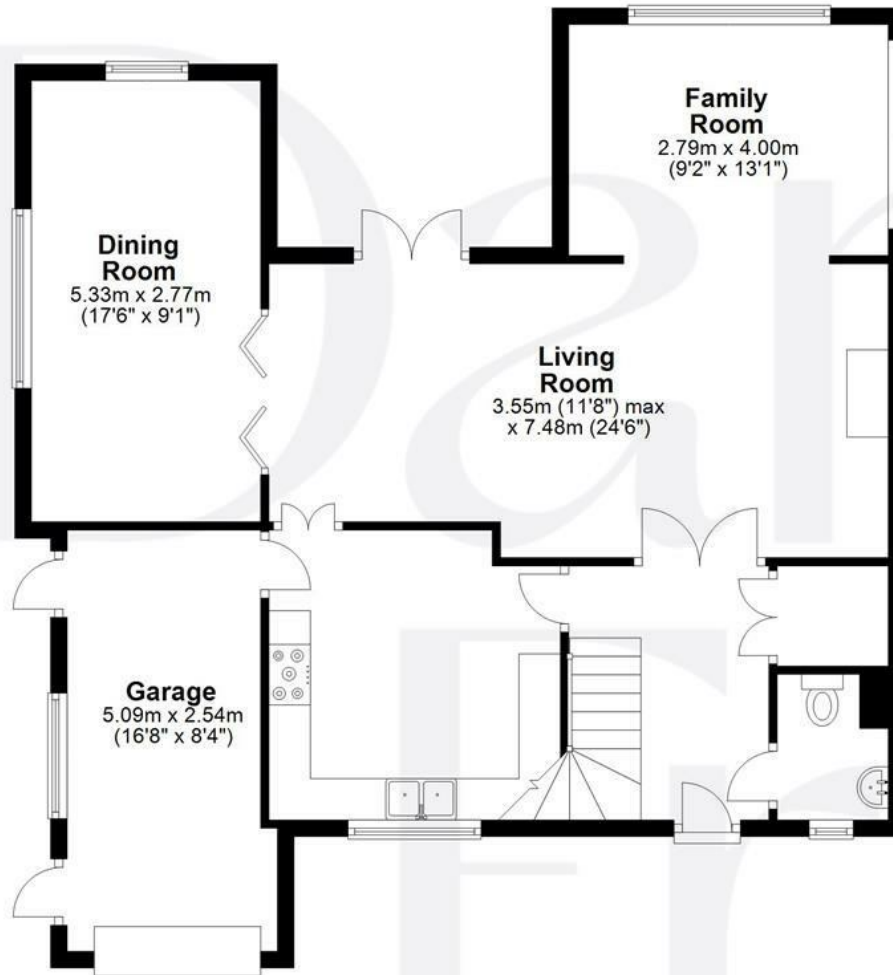


Your Next Chapter



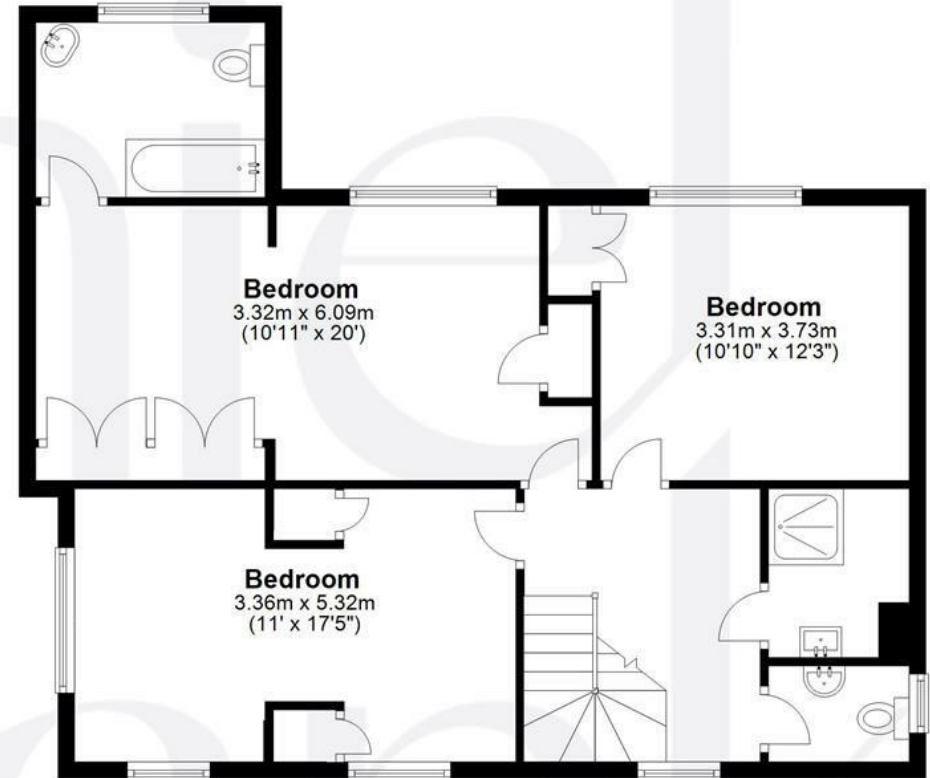
## Ground Floor

Approx. 89.5 sq. metres (962.9 sq. feet)



## First Floor

Approx. 75.3 sq. metres (810.3 sq. feet)



Total area: approx. 164.7 sq. metres (1773.2 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.

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## WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

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		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

