







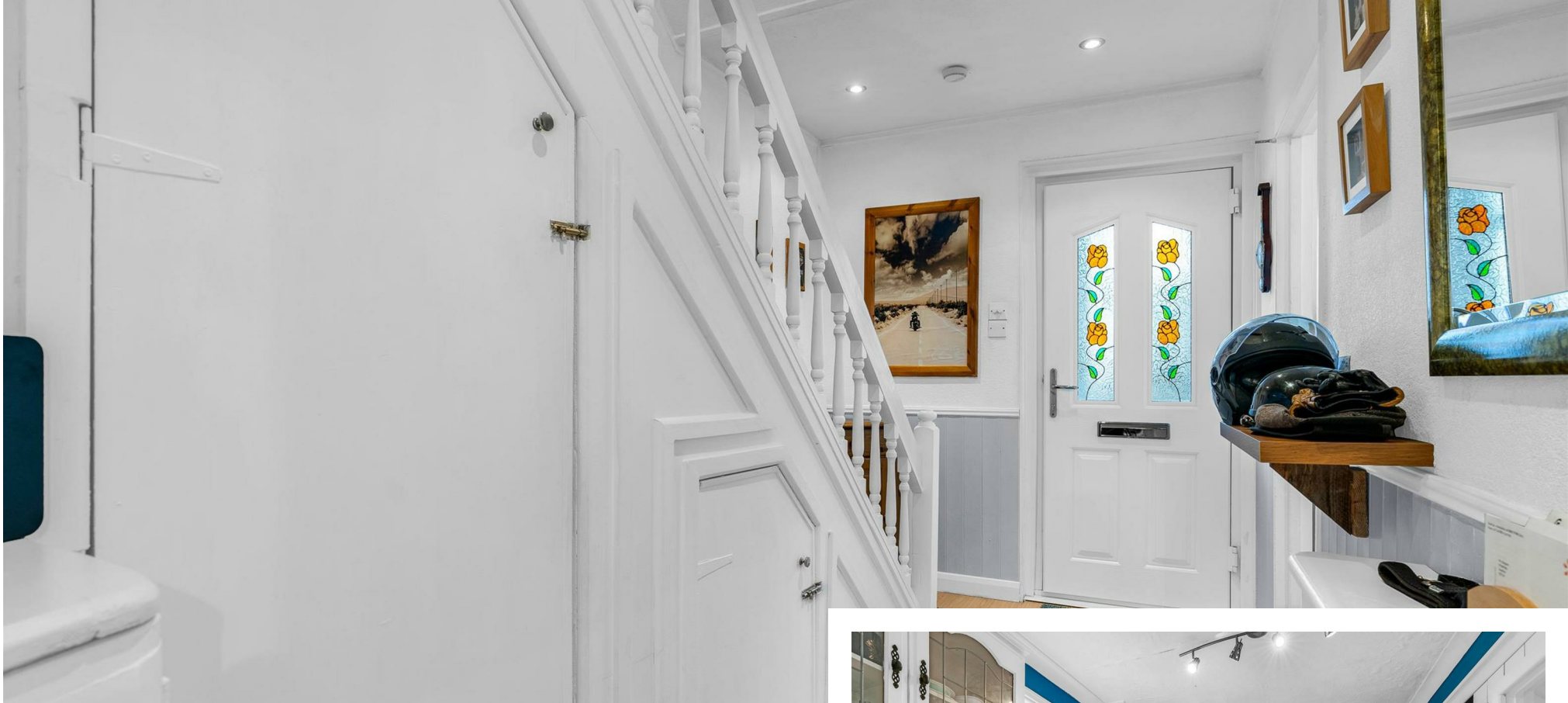
## 54 Barfields Loughton, IG10 3JF

Introducing to the market this steel-framed, three-bedroom semi-detached home located just 0.8 miles from Debden Central Line Station. The ground floor boasts a spacious 20ft lounge, a bright conservatory, and a functional kitchen. Upstairs, you'll find three bedrooms and a bathroom. Key features include off-street parking, ample storage, and a private garden with an outbuilding and convenient side access.

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







Your Next Chapter



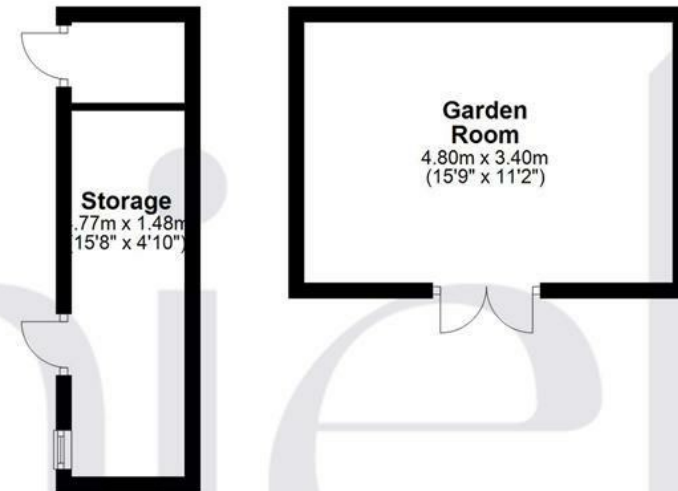


Your Next Chapter



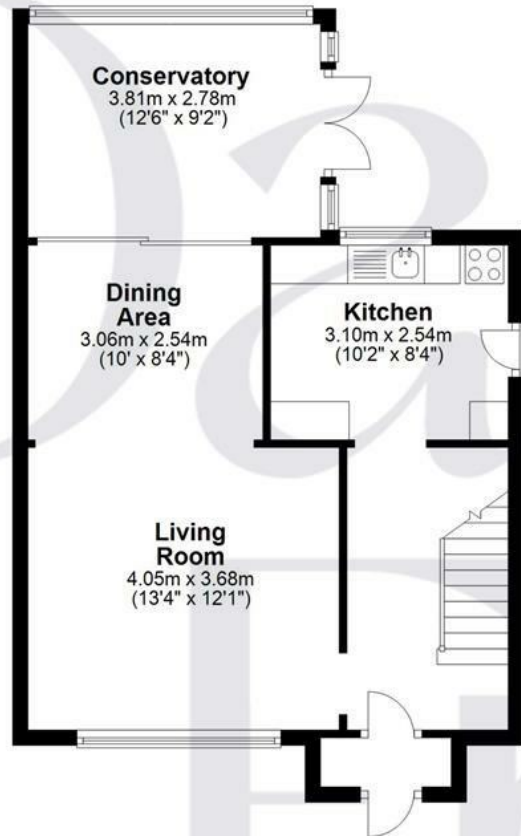
## Outbuildings

Approx. 25.1 sq. metres (269.7 sq. feet)



## Ground Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 116.3 sq. metres (1251.7 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](http://www.matthewkyle.co.uk)





## 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. 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	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

