

Daniel
Frank





54 Lower Park Road Loughton, IG10 4NA

Nestled in a prime location just 0.1 miles from Loughton Central Line Station, this beautifully presented six-bedroom detached period home offers a rare combination of space, character, and modern convenience. Occupying a desirable double plot, this residence is perfect for families seeking a blend of traditional charm and contemporary living.

Ground Floor:

Upon entering, you are greeted by a spacious hallway that leads into the heart of the home. The lounge features a charming fireplace, creating a cozy atmosphere for relaxing. A second living room, complete with a wood burner, offers direct access to the garden, ideal for indoor-outdoor living. The modern, fully fitted kitchen boasts a central island and ample space for family gatherings. There's also a guest toilet for added convenience. The elegant dining room, with its own feature fireplace, is perfect for entertaining guests in style.

First Floor:

The first floor accommodates four generously sized double bedrooms, each offering plenty of natural light, along with a versatile single bedroom that can be used as a home office. A sleek, modern bathroom and a separate shower room provide luxurious facilities for family living, complemented by an additional separate toilet.

Second Floor:

Accessed by a spiral staircase, the second floor offers a private retreat in the form of an additional double bedroom, complete with its own toilet - perfect as a guest suite or a peaceful escape from the rest of the home.

External:

To the front, there is ample off-street parking for multiple vehicles. The expansive rear garden is a true highlight, featuring a large decked area ideal for summer entertaining and a well-kept lawn surrounded by planted borders.

Tenure Freehold
Council Epping Forest

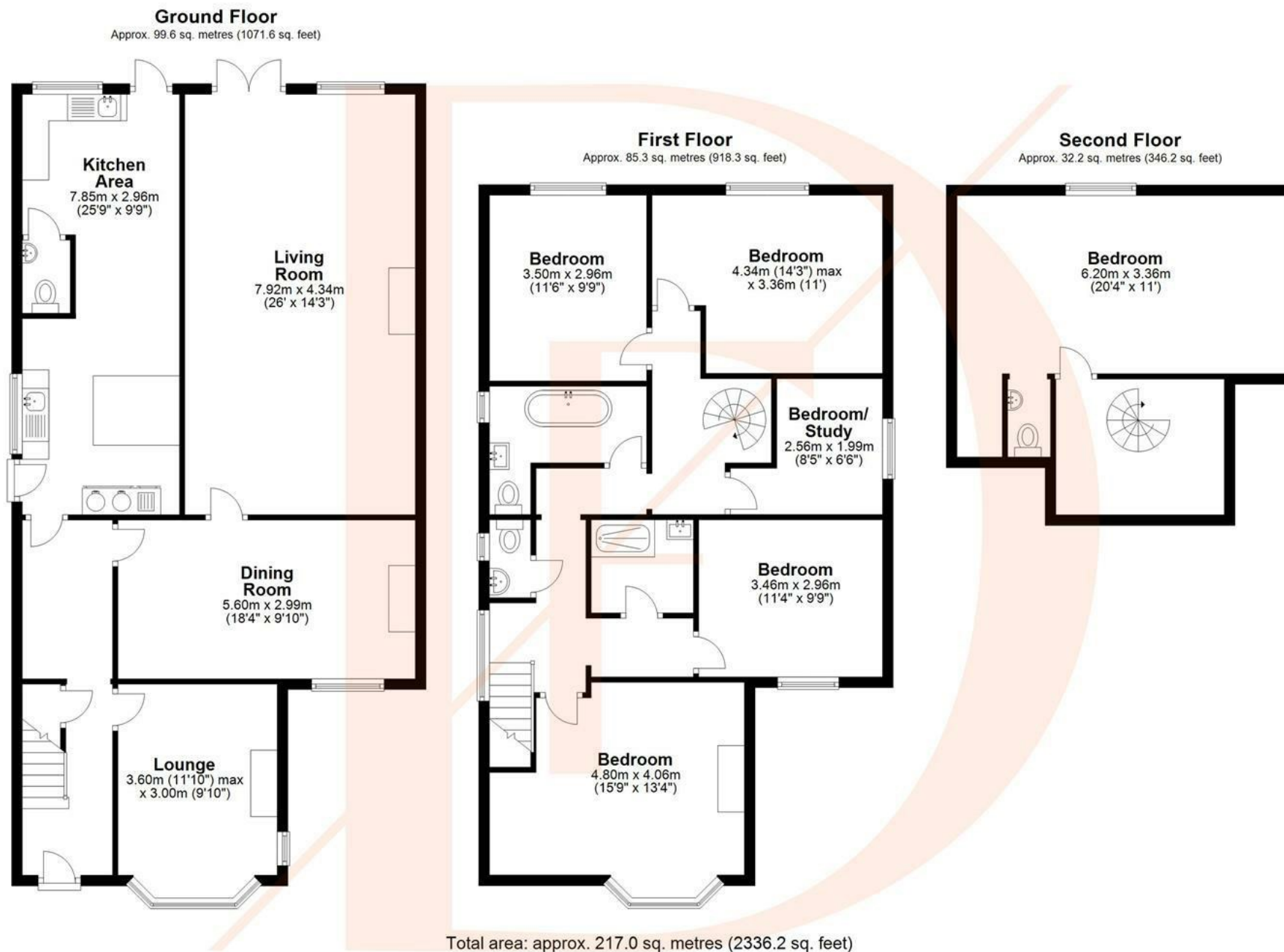




Your Next Chapter



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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, Sainsbury's 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		83
(81-91) B		
(69-80) C	71	
(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 