

Daniel  
Frank





## 17 Harwater Drive Loughton, IG10 1LP

A beautifully presented three-bedroom semi-detached house located on a peaceful turn just 0.7 miles from Loughton High Road and a stone's throw from Epping Forest.

Recently refurbished, this home epitomises turnkey living.

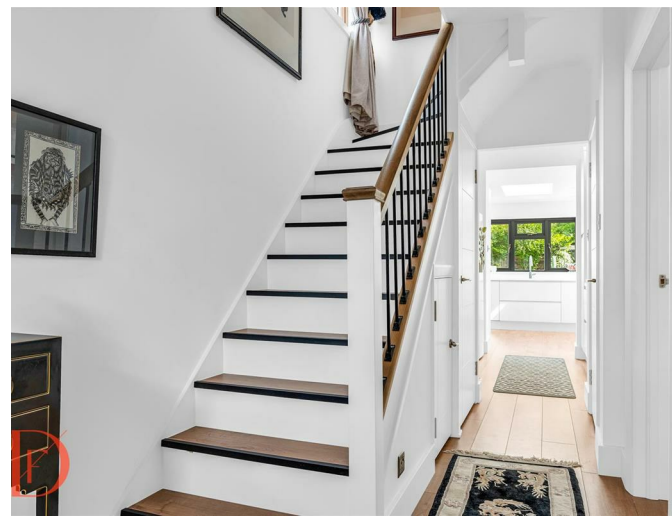
Upon entering, you are welcomed by a hallway that leads to the open-plan lounge and dining area, which seamlessly flows into the modern fitted kitchen with integrated appliances and a breakfast room. Patio doors open out to the rear garden. Additionally, there is a utility area, an integral garage, and a workshop. A downstairs cloakroom completes the ground floor.

Upstairs, you will find a modern family bathroom and three bedrooms, two of which are doubles. The third bedroom is currently used as a home office. The principal bedroom also benefits from fitted wardrobes.

The loft space is currently used for storage but has the potential for extension, subject to the relevant planning permissions.

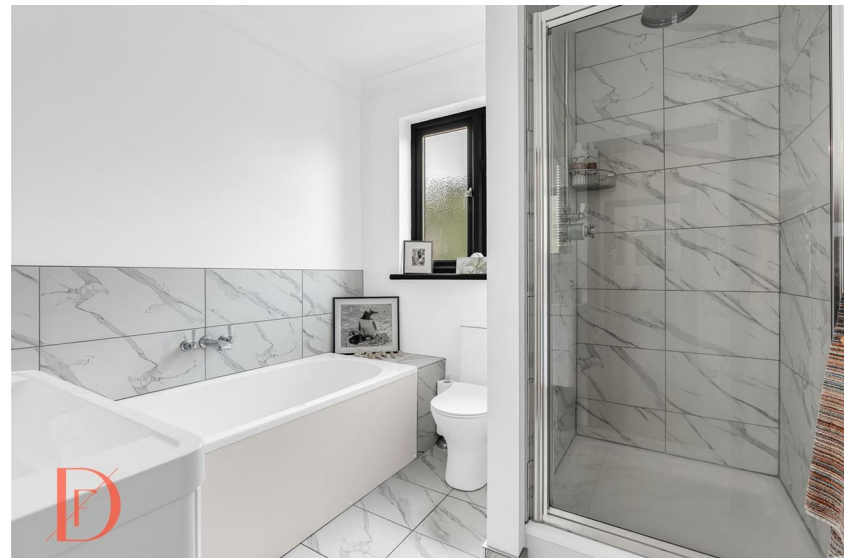
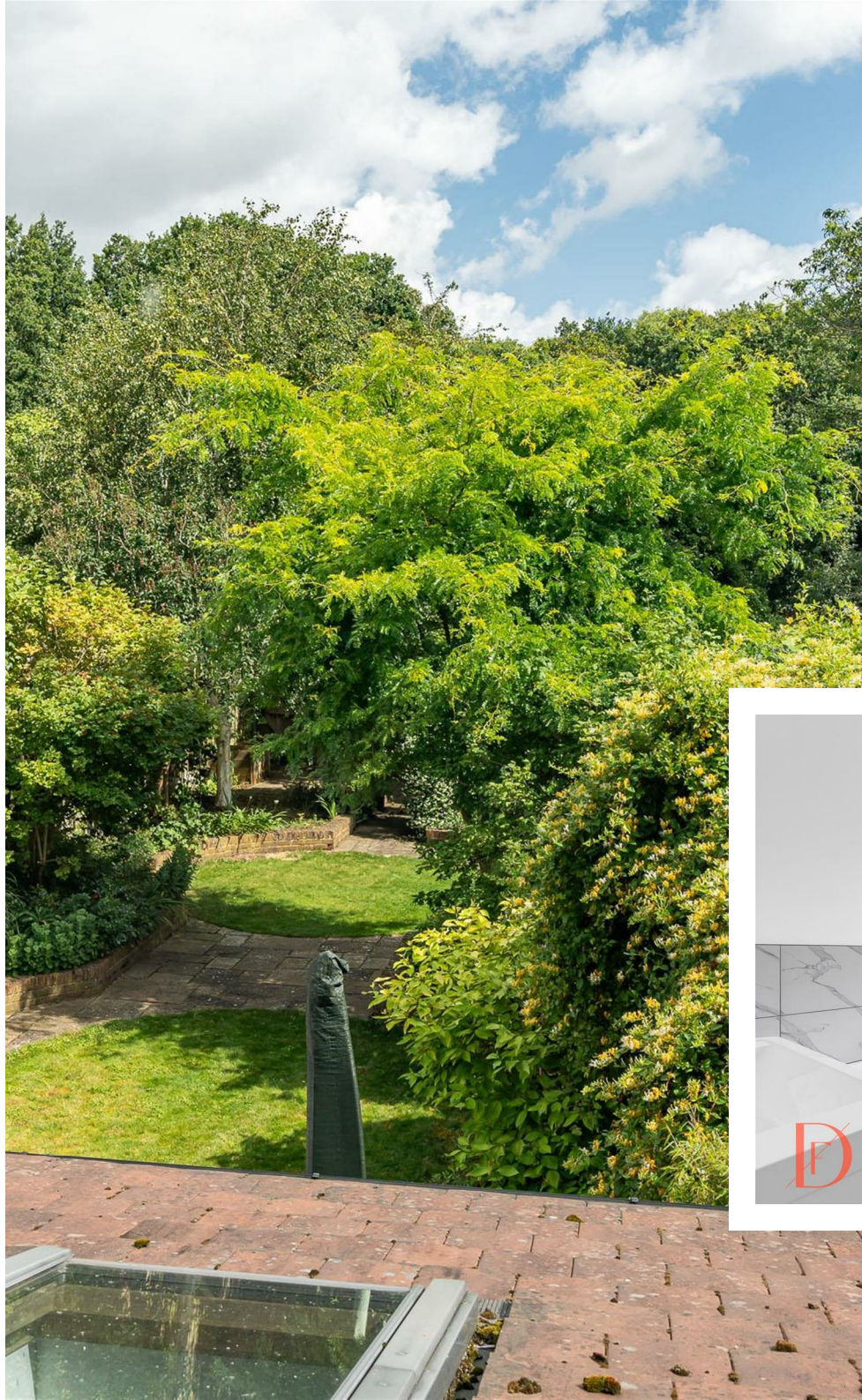
Externally, the rear of the property features a beautifully maintained garden stretching approximately 70 feet, with access to Stony Path, which leads to Epping Forest. To the front of the property there is off-street parking for multiple cars.

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





Your Next Chapter

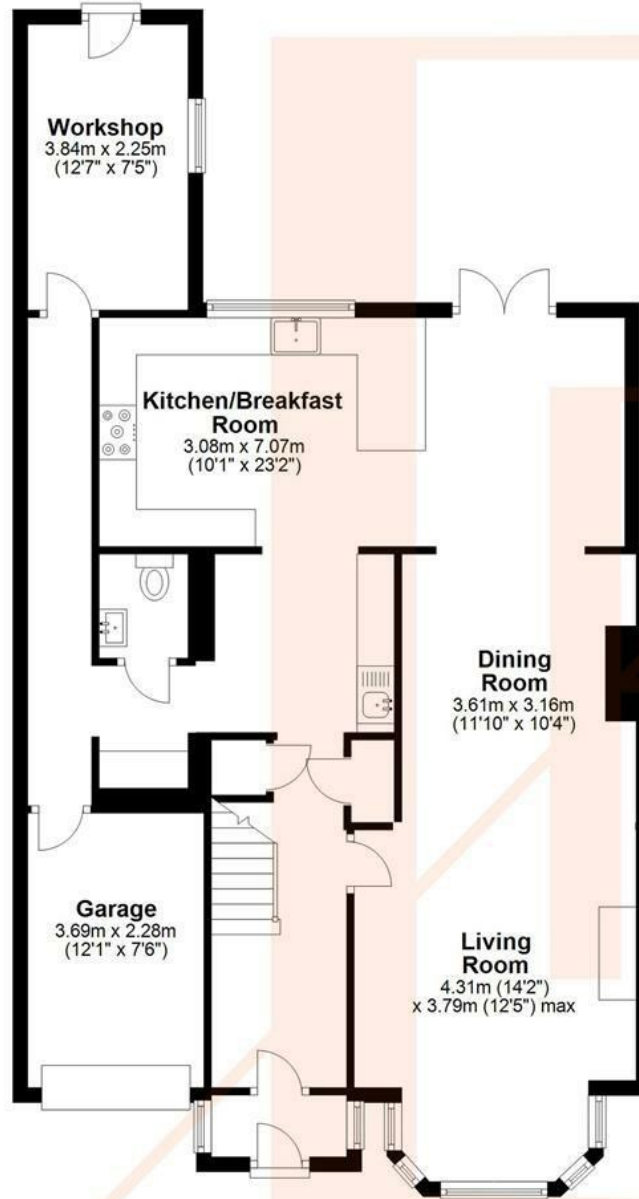


Your Next Chapter



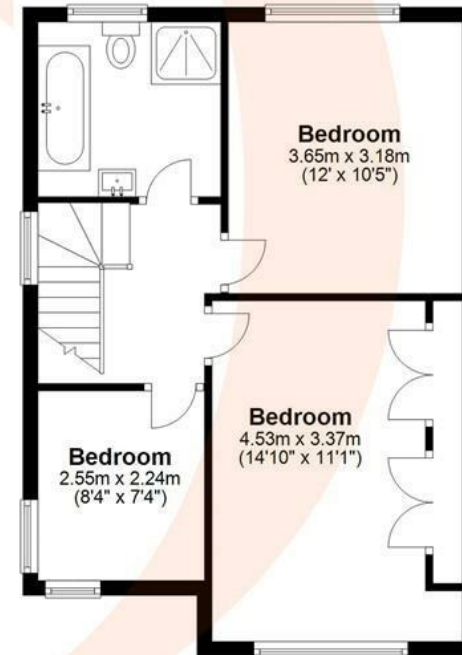
## Ground Floor

Approx. 95.7 sq. metres (1030.4 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



Total area: approx. 141.0 sq. metres (1517.9 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 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. 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>62</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	