

Daniel
Frank





14 Stony Path Loughton, IG10 1SJ

Nestled in one of Loughton's most picturesque conservation areas and just moments from the breathtaking Epping Forest, this beautifully presented two-bedroom semi-detached cottage effortlessly blends period charm with modern comforts.

The property welcomes you with a practical porch featuring built-in shoe and cloak cupboards, leading into a bright and airy hallway. The lounge is a cosy retreat with a charming fireplace and a large front-facing window, creating a warm and inviting atmosphere. At the heart of the home is a spacious kitchen/diner, offering ample storage, integrated appliances, and stylish tiled flooring. This space leads to a small lobby area and a stunning Victorian-style bathroom, complete with a freestanding claw-foot bath, a high-flush WC, and a walk-in tiled shower.

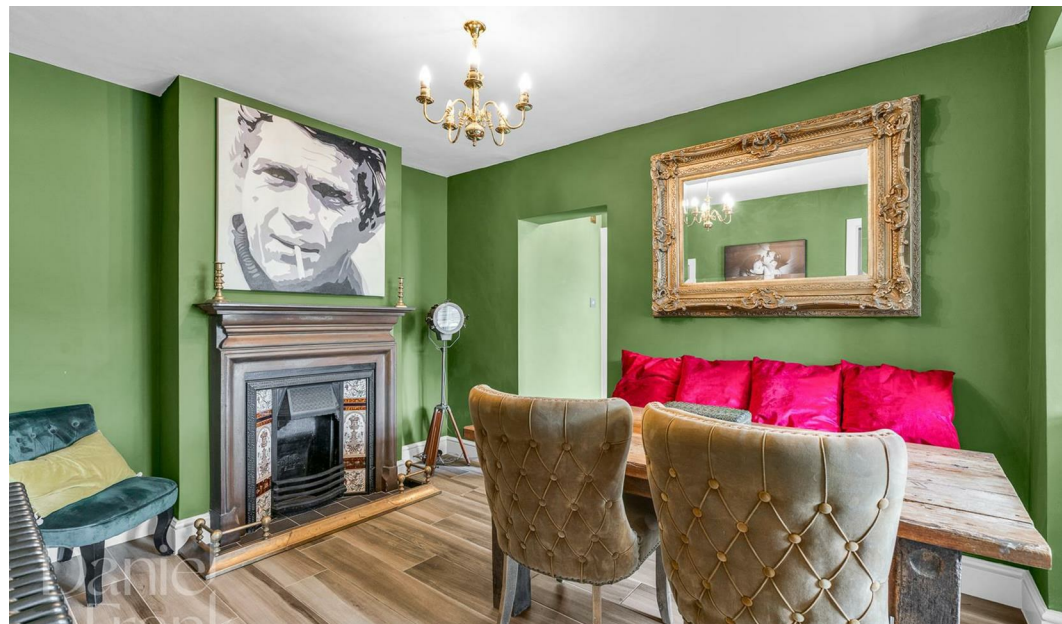
Upstairs, two generously sized double bedrooms feature fitted carpets, radiators, and large double-glazed windows that allow plenty of natural light to stream in. Outside, the secluded rear garden features a spacious decking and patio area, ideal for alfresco dining. It also offers a convenient office/ storage room, power outlets, and a water supply. At the front, a block-paved driveway ensures the ease of off-street parking.

Located within easy reach of local shops, bus routes, and a charming country-style pub, this home offers a perfect balance of tranquillity and convenience. Filled with character and modern comforts, this charming cottage is not to be missed.

EPC - To be confirmed.

Tenure Freehold
Council Epping Forest





Your Next Chapter

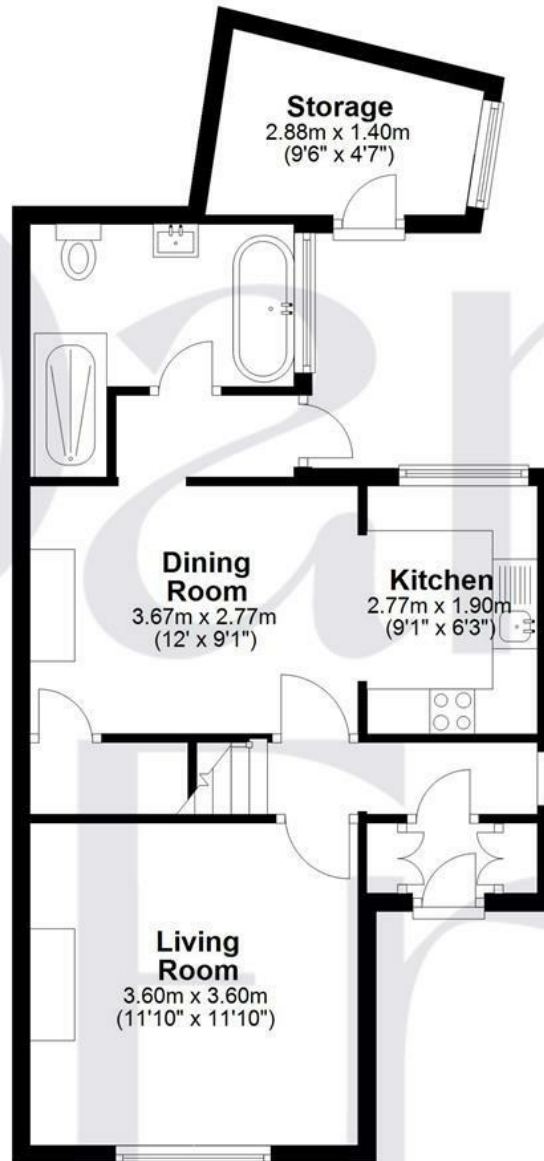


Your Next Chapter



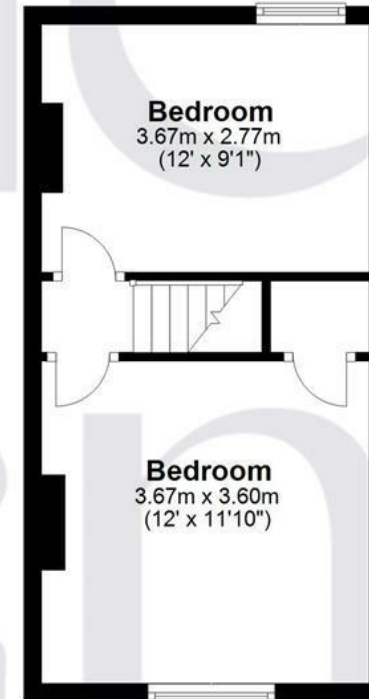
Ground Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



First Floor

Approx. 27.0 sq. metres (291.0 sq. feet)



Total area: approx. 76.7 sq. metres (826.0 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 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

